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H

Vacancy Rates Among Sampled Dwelling Units

As noted in the discussion of the sample in Chapter 4, vacancy was the largest single reason for failure to obtain a usable home interview for the dwelling units selected from the sample design. For the sample drawn from the central city, 191 units—or 12.1 percent of all dwelling units chosen—were vacant at the time of the home interview.

Although no analysis of vacant units is reported in the main text, the Exterior Parcel Survey and the Environmental Block Face Survey were completed for these vacant units. This appendix presents tabulations of certain characteristics of such units.

Table H-1 shows the vacancies and the vacancy rates by structure type for the city sample. Vacancies occurred most often in structure types devoted to mixed commercial or industrial uses. In addition, more than a fifth of the row houses selected by the sample design were vacant.

TABLE H-1
Vacancies by Structure Type for City Samples

Structure Type	Number Vacant	Total Number Sampled	Percent of Sampled Structure Type
Single detached	21	429	4.9
Duplex	5	36	13.9
Row house	17	79	21.5
Flat	67	536	12.5
Apartment	37	297	12.5
Public housing	5	57	8.8
Rooming house	4	28	14.3
Mixed commercial/industrial	33	107	30.8
Other	2	14	14.3
Total	191	1,583	

Table-H-2 indicates the vacancy rates by exterior-condition categories for the 1,526 samples from the private housing market. Fifty-seven percent of the vacant units were in the two worst condition categories, which contain 31 percent of the sampled dwelling units. Almost 39 percent of the dwelling units whose exterior condition was classified as "very poor: badly deteriorated/unsound" were vacant.

Table H-3 indicates vacancy rates for cross-classifications of exterior condition and structure type. As the table shows, the incidence of vacancy is highest for units in the worst condition in each structure type. More than half of all apartments and mixed-land-use units of the worst

TABLE H-2
Exterior Condition of Vacant Units

Overall Exterior Condition	Number Vacant	Total Number Sampled	Percent of Sample
Very poor	41	106	38.7
Poor	67	368	18.2
Fair	59	617	9.6
Good	16	382	4.2
Excellent	3	43	7.0
Unreported	0	10	0.0
Total	186	1,526	

TABLE H-3
Percentage of Vacant Dwelling Units by Structure Type and Exterior Condition

	Very Poor (1)	Poor (2)	Fair (3)	Good (4)	Excellent (5)
Single detached	28.6	11.5	4.7	1.2	0.0
Duplex	¹	30.0	13.3	¹	²
Row house	27.3	18.2	23.1	¹	²
Flat	39.5	18.8	8.2	3.7	¹
Apartment	58.3	10.6	12.6	7.8	12.0
Rooming house	²	0.6	¹	¹	²
Mixed commercial/industrial	57.1	38.5	24.4	0.0	²
Other	¹	¹	¹	¹	²

¹Sample size less than 10.

²No units in category.

quality classification were vacant. More than a quarter of single detached and row houses in this condition were vacant.

These tables indicate that vacancies are most frequently encountered among dwelling units of the poorest quality and among multifamily and mixed-commercial structure types. For any structure type, the vacancy rate is inversely related to the overall quality of the structure.