



Section I

Housing

Information on housing in New York State — including construction; homeownership; sale prices; mortgage rates; Realtors®; housing projects; and commercial buildings.

Highlights

- There were 7.7 million housing units in New York State in 2000.
- 3.7 million New York housing units were owner-occupied in 2000.
- The median construction year of housing units in New York State was 1954.
- The median sale price of single-family homes in New York State in 2003 was \$200 thousand.
- There were 40 thousand Realtors® in New York State on January 31, 2004.
- There were 31 thousand units in affordable housing projects in New York State on December 31, 2001.
- There were \$24 billion worth of construction contracts in New York State in 2002.

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TABLE I-1
Occupied Housing Units — Cost
United States by Region — 2001(r)

Category	Units (thousands)					Percent Distribution of Units				
	Total	Northeast	Midwest	South	West	Total	Northeast	Midwest	South	West
--- Owner Occupied Units ---										
Owner Occupied Units	72,265	12,987	18,049	26,715	14,514	100.0%	100.0%	100.0%	100.0%	100.0%
Monthly Housing Costs										
Less Than \$ 300	15,633	1,506	3,739	8,126	2,263	21.6	11.6	20.7	30.4	15.6
\$ 300 to \$ 399	6,850	1,287	1,991	2,338	1,234	9.5	9.9	11.0	8.8	8.5
\$ 400 to \$ 499	5,146	1,138	1,416	1,779	812	7.1	8.8	7.8	6.7	5.6
\$ 500 to \$ 599	4,856	1,054	1,313	1,862	627	6.7	8.1	7.3	7.0	4.3
\$ 600 to \$ 699	4,261	777	1,263	1,600	620	5.9	6.0	7.0	6.0	4.3
\$ 700 to \$ 799	4,110	698	1,235	1,510	667	5.7	5.4	6.8	5.7	4.6
\$ 800 to \$ 999	7,813	1,352	2,110	2,858	1,493	10.8	10.4	11.7	10.7	10.3
\$1,000 to \$1,249	7,214	1,424	1,798	2,385	1,608	10.0	11.0	10.0	8.9	11.1
\$1,250 to \$1,499	5,245	1,027	1,203	1,576	1,439	7.3	7.9	6.7	5.9	9.9
\$1,500 or More	11,137	2,722	1,982	2,682	3,751	15.4	21.0	11.0	10.0	25.8
Median Value	686	805	645	560	938	X	X	X	X	X
--- Renter Occupied Units ---										
Renter Occupied Units	33,996	7,334	6,709	11,353	8,600	100.0%	100.0%	100.0%	100.0%	100.0%
Less Than \$ 300	3,370	865	807	1,141	558	9.9	11.8	12.0	10.1	6.5
\$ 300 to \$ 399	2,442	416	613	971	442	7.2	5.7	9.1	8.6	5.1
\$ 400 to \$ 499	3,911	696	1,076	1,458	680	11.5	9.5	16.0	12.8	7.9
\$ 500 to \$ 599	4,686	881	1,147	1,657	1,001	13.8	12.0	17.1	14.6	11.6
\$ 600 to \$ 699	4,559	1,023	878	1,471	1,188	13.4	13.9	13.1	13.0	13.8
\$ 700 to \$ 799	3,682	815	614	1,237	1,017	10.8	11.1	9.2	10.9	11.8
\$ 800 to \$ 999	4,526	1,117	651	1,343	1,416	13.3	15.2	9.7	11.8	16.5
\$1,000 to \$1,249	2,363	559	276	641	888	7.0	7.6	4.1	5.6	10.3
\$1,250 to \$1,499	1,046	247	105	202	493	3.1	3.4	1.6	1.8	5.7
\$1,500 or More	1,209	336	118	217	538	3.6	4.6	1.8	1.9	6.3
No Cash Rent	2,201	380	426	1,016	380	6.5	5.2	6.3	8.9	4.4
Median Gross Rent	633	661	556	596	724	X	X	X	X	X

NOTE: Specified owner-occupied units are limited to one-unit structures on less than 10 acres and no business on property. Specified renter-occupied units exclude one-unit structures on 10 acres or more.

Detail may not add to total due to rounding.

X Not applicable.

r Revised.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 5, 2004); United States Bureau of the Census, *Current Housing Reports*, series H150/01. *American Housing Survey for the United States*.

TABLE I-2
New Housing Units Authorized
United States by State
2001 and 2002

State	Number of New Housing Units Authorized ¹ (thousands)			Valuation (millions)		
	All Houses		One Unit Houses	All Houses		One Unit Houses
	2001	2002	2002	2001	2002	2002
United States	1,636.7	1,747.7	1,332.6	\$ 196,242.9	\$ 219,188.7	\$ 190,433.1
Alabama	17.7	18.4	15.1	1,823.0	1,965.4	1,821.7
Alaska	2.9	3.0	1.7	450.4	469.0	311.8
Arizona	62.5	66.0	55.8	7,782.9	8,574.7	7,939.1
Arkansas	10.4	12.4	8.0	1,019.2	1,199.3	1,015.6
California	146.7	159.6	123.0	23,650.0	26,862.6	23,588.3
Colorado	55.0	47.9	35.0	6,593.3	6,357.3	5,416.3
Connecticut	9.3	9.7	8.5	1,440.3	1,584.3	1,514.9
Delaware	4.8	6.3	6.1	504.0	702.7	692.8
District of Columbia	0.9	1.6	0.4	60.4	120.6	48.3
Florida	167.0	185.4	128.7	19,465.4	22,467.8	17,912.7
Georgia	93.1	97.5	75.5	9,461.8	10,045.5	8,830.3
Hawaii	4.8	5.9	4.6	812.2	1,121.1	956.8
Idaho	11.8	13.5	10.8	1,448.4	1,625.9	1,486.2
Illinois	54.8	61.0	42.5	7,141.4	8,545.6	6,878.7
Indiana	39.1	39.6	30.8	4,876.9	4,979.5	4,480.4
Iowa	13.1	14.8	10.0	1,480.3	1,692.8	1,376.5
Kansas	14.5	13.0	10.3	1,612.5	1,628.2	1,461.3
Kentucky	17.7	19.5	16.3	1,817.7	2,080.8	1,925.6
Louisiana	15.7	18.4	15.2	1,597.6	1,942.2	1,786.5
Maine	6.5	7.2	6.4	776.4	898.8	838.2
Maryland	29.1	29.3	24.0	3,228.1	3,517.9	3,195.9
Massachusetts	17.0	17.5	13.6	2,688.7	2,787.7	2,461.0
Michigan	50.1	50.0	41.7	6,085.4	6,371.8	5,788.9
Minnesota	34.2	39.0	28.6	4,576.1	5,369.2	4,363.1
Mississippi	9.9	11.3	8.9	894.2	1,055.2	949.0
Missouri	24.7	28.3	20.7	2,750.0	3,186.6	2,702.8
Montana	2.6	3.6	2.1	266.5	338.9	253.3
Nebraska	8.2	9.3	7.2	835.0	1,025.3	910.2
Nevada	36.1	35.6	27.6	3,742.1	4,119.6	3,593.3
New Hampshire	6.6	8.7	6.8	950.4	1,202.5	1,068.1
New Jersey	28.3	30.4	22.4	3,016.7	3,430.3	2,852.3
New Mexico	10.0	12.1	10.4	1,186.4	1,444.9	1,372.4
New York	45.5	49.1	25.6	5,257.0	5,916.0	4,069.6
North Carolina	82.0	79.8	66.4	9,226.1	9,881.6	9,083.7
North Dakota	2.7	3.3	1.8	240.8	309.7	233.9
Ohio	49.9	51.2	39.8	6,452.3	6,838.0	6,213.1
Oklahoma	12.4	13.0	11.2	1,477.5	1,587.9	1,475.0
Oregon	21.3	22.2	17.4	2,998.0	3,347.4	2,962.1
Pennsylvania	41.4	45.1	38.7	4,804.2	5,572.7	5,137.9
Rhode Island	2.4	2.8	2.2	306.0	343.8	315.5
South Carolina	30.1	34.1	28.6	3,469.8	4,102.1	3,723.3
South Dakota	4.5	4.8	3.8	405.3	464.5	413.0
Tennessee	32.4	34.3	29.1	3,540.2	3,961.2	3,630.3
Texas	150.3	165.0	122.6	15,761.3	17,557.2	15,496.9
Utah	18.9	19.3	15.7	2,312.0	2,456.0	2,157.8
Vermont	2.7	3.1	2.5	397.4	451.2	413.6
Virginia	52.9	59.4	45.7	5,715.1	6,589.3	5,893.2
Washington	38.3	40.2	30.2	4,689.0	5,473.2	4,665.4
West Virginia	3.9	4.9	4.5	384.9	560.2	540.6
Wisconsin	37.8	38.2	26.1	4,495.4	4,757.8	3,925.2
Wyoming	1.9	2.0	1.8	277.2	304.9	290.4

NOTE: Detail may not add to totals due to rounding.
1 Includes new, privately owned housing units only.

SOURCE: U.S. Bureau of the Census, Construction Reports; compiled by the Empire State Development, State Data Center.

TABLE I-3
New Privately Owned Housing Units Started
United States by State — 1997-2000
(thousands)

State	1997(r)	1998(r)	1999(r)	2000	
				All Units	Single Family Units
United States	1,476	1,623	1,660	1,535	1,223
Alabama	21.7	23.7	23.5	21.2	17.7
Alaska	2.5	2.7	2.4	2.1	1.6
Arizona	58.2	65.2	66.5	60.0	48.2
Arkansas	13.0	12.9	13.7	12.5	9.5
California	109.1	123.0	129.9	128.2	99.9
Colorado	43.8	50.6	49.9	45.9	36.0
Connecticut	9.1	11.0	10.6	10.0	8.7
Delaware	4.9	5.5	5.4	5.2	4.8
District of Columbia	—	0.4	0.7	0.4	0.3
Florida	135.2	143.9	152.8	148.1	104.9
Georgia	78.6	87.1	88.4	81.5	68.4
Hawaii	3.8	3.4	3.7	3.8	3.2
Idaho	10.5	12.0	12.6	11.5	10.1
Illinois	46.5	49.2	52.4	48.1	38.9
Indiana	36.0	40.8	41.8	37.6	32.3
Iowa	11.2	13.7	13.6	13.0	10.7
Kansas	13.6	15.6	16.4	15.2	11.7
Kentucky	20.5	23.2	23.2	21.4	17.5
Louisiana	16.7	17.8	18.6	15.8	13.4
Maine	4.6	5.8	5.8	5.8	5.5
Maryland	26.5	31.2	30.3	27.9	23.0
Massachusetts	16.9	18.2	18.0	17.7	15.5
Michigan	49.0	54.5	55.4	50.9	44.2
Minnesota	25.2	30.8	32.9	30.7	26.8
Mississippi	12.2	15.0	15.2	12.8	10.1
Missouri	27.9	29.6	29.6	26.0	22.2
Montana	2.5	2.5	2.5	2.2	1.4
Nebraska	9.8	9.7	9.7	8.4	6.2
Nevada	35.6	35.1	35.1	34.5	25.3
New Hampshire	5.3	6.0	6.0	6.0	5.6
New Jersey	26.8	31.9	31.9	31.2	25.4
New Mexico	10.5	9.2	9.2	8.1	7.2
New York	30.5	36.3	36.3	34.9	22.7
North Carolina	74.1	85.8	85.8	74.8	59.2
North Dakota	3.3	3.2	3.2	2.7	1.8
Ohio	44.6	47.0	49.8	45.3	37.7
Oklahoma	13.2	16.3	16.2	15.5	12.4
Oregon	26.6	25.6	24.5	22.2	15.8
Pennsylvania	38.6	40.1	41.1	37.5	32.4
Rhode Island	2.6	2.7	2.9	2.7	2.5
South Carolina	31.2	33.2	35.8	33.9	27.1
South Dakota	3.4	3.8	4.1	3.5	2.8
Tennessee	37.8	37.4	37.3	33.9	29.9
Texas	134.0	159.8	155.2	148.4	108.3
Utah	19.8	21.1	20.5	19.5	16.1
Vermont	1.8	2.2	2.4	2.4	2.1
Virginia	46.9	50.9	53.0	50.2	42.6
Washington	40.7	44.0	43.7	40.9	28.4
West Virginia	5.1	5.1	5.8	5.3	4.1
Wisconsin	30.7	34.3	35.4	32.0	24.7
Wyoming	1.9	2.1	2.0	1.8	1.5

NOTE: Details may not add to totals due to rounding.

r Revised.

— Represents or rounds to zero.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03stab/construct.pdf> (last viewed March 4, 2004); National Association of Home Builders, Economics Division, Washington, DC. Data provided by the Econometric Forecasting Service.

TABLE I-4
Homeownership Rates¹
United States by State — 1985, 1990, 1995 and 2000-02

State	1985	1990(r)	1995	2000	2001	2002
United States	63.9%	63.9%	64.7%	67.4%	67.8%	67.9%
Alabama	70.4	68.4	70.1	73.2	73.2	73.5
Alaska	61.2	58.4	60.9	66.4	65.3	67.3
Arizona	64.7	64.5	62.9	68.0	68.1	65.9
Arkansas	66.6	67.8	67.2	68.9	71.2	70.2
California	54.2	53.8	55.4	57.1	58.2	58.0
Colorado	63.6	59.0	64.6	68.3	68.5	69.1
Connecticut	69.0	67.9	68.2	70.0	71.8	71.6
Delaware	70.3	67.7	71.7	72.0	75.4	75.6
District of Columbia	37.4	36.4	39.2	41.9	42.7	44.1
Florida	67.2	65.1	66.6	68.4	69.2	68.7
Georgia	62.7	64.3	66.6	69.8	70.1	71.7
Hawaii	51.0	55.5	50.2	55.2	55.5	57.4
Idaho	71.0	69.4	72.0	70.5	71.7	73.0
Illinois	60.6	63.0	66.4	67.9	69.4	70.2
Indiana	67.6	67.0	71.0	74.9	75.3	75.0
Iowa	69.9	70.7	71.4	75.2	76.6	73.9
Kansas	68.3	69.0	67.5	69.3	70.4	70.2
Kentucky	68.5	65.8	71.2	73.4	73.9	73.5
Louisiana	70.2	67.8	65.3	68.1	67.1	67.1
Maine	73.7	74.2	76.7	76.5	75.5	73.9
Maryland	65.6	64.9	65.8	69.9	70.7	72.0
Massachusetts	60.5	58.6	60.2	59.9	60.6	62.7
Michigan	70.7	72.3	72.2	77.2	77.1	76.0
Minnesota	70.0	68.0	73.3	76.1	76.1	77.3
Mississippi	69.6	69.4	71.1	75.2	74.5	74.8
Missouri	69.2	64.0	69.4	74.2	74.0	74.6
Montana	66.5	69.1	68.7	70.2	68.3	69.3
Nebraska	68.5	67.3	67.1	70.2	70.1	68.4
Nevada	57.0	55.8	58.6	64.0	64.6	65.5
New Hampshire	65.5	65.0	66.0	69.2	68.4	69.5
New Jersey	62.3	65.0	64.9	66.2	66.5	67.2
New Mexico	68.2	68.6	67.0	73.7	70.8	70.3
New York	50.3	53.3	52.7	53.4	53.9	55.0
North Carolina	68.0	69.0	70.1	71.1	71.3	70.0
North Dakota	69.9	67.2	67.3	70.7	71.0	69.5
Ohio	67.9	68.7	67.9	71.3	71.2	72.0
Oklahoma	70.5	70.3	69.8	72.7	71.5	69.4
Oregon	61.5	64.4	63.2	65.3	65.8	66.2
Pennsylvania	71.6	73.8	71.5	74.7	74.3	74.0
Rhode Island	61.4	58.5	57.9	61.5	60.1	59.6
South Carolina	72.0	71.4	71.3	76.5	76.1	77.3
South Dakota	67.6	66.2	67.5	71.2	71.5	71.5
Tennessee	67.6	68.3	67.0	70.9	69.7	70.1
Texas	60.5	59.7	61.4	63.8	63.9	63.8
Utah	71.5	70.1	71.5	72.7	72.4	72.7
Vermont	69.5	72.6	70.4	68.7	69.8	70.2
Virginia	68.5	69.8	68.1	73.9	75.1	74.3
Washington	66.8	61.8	61.6	63.6	66.4	67.0
West Virginia	75.9	72.0	73.1	75.9	76.4	77.0
Wisconsin	63.8	68.3	67.5	71.8	72.3	72.0
Wyoming	73.2	68.9	69.0	71.0	73.5	72.8

r Revised.

1 Represents the proportion of owner households to the total number of occupied households.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 5, 2004); United States Bureau of the Census.

TABLE I-5
Homeownership Rates, by Age of Householder¹ and Household Status
United States — 1985, 1990 and 1995-2002

Age	1985	1990	1995	1996	1997	1998	1999	2000	2001	2002
--- Age of Householder ---										
All Ages	63.9%	63.9%	64.7%	65.4%	65.7%	66.3%	66.8%	67.4%	67.8%	67.9%
Less than 25 years	17.2	15.7	15.9	18.0	17.7	18.2	19.9	21.7	22.5	23.0
25 to 29	37.7	35.2	34.4	34.7	35.0	36.2	36.5	38.1	38.9	39.0
30 to 34	54.0	51.8	53.1	53.0	52.6	53.6	53.8	54.6	54.8	55.0
35 to 39	65.4	63.0	62.1	62.1	62.6	63.7	64.4	65.0	65.5	65.2
40 to 44	71.4	69.8	68.6	69.0	69.7	70.0	69.9	70.6	70.8	71.7
45 to 49	74.3	73.9	73.7	74.4	74.2	73.9	74.5	74.7	75.4	74.9
50 to 54	77.5	76.8	77.0	77.2	77.7	77.8	77.8	78.5	78.2	77.8
55 to 59	79.2	78.8	78.8	79.4	79.7	79.8	80.7	80.4	81.0	80.8
60 to 64	79.9	79.8	80.3	80.7	80.5	82.1	81.3	80.3	81.8	81.5
65 to 69	79.5	80.0	81.0	82.4	81.9	81.9	82.9	83.0	82.4	82.8
70 to 74	76.8	78.4	80.9	81.4	82.0	82.2	82.8	82.6	82.5	82.5
75 and Over	69.8	72.3	74.6	75.3	75.8	76.2	77.1	77.7	78.1	78.4
--- Type of Household ---										
Family Households										
Married-Couple Families	78.2%	78.1%	79.6%	80.2%	80.8%	81.5%	81.8%	82.4%	82.9%	83.1%
Male Householder, No Spouse Present	57.8	55.2	55.3	55.5	54.0	55.7	56.1	57.5	57.9	58.0
Female householder, No Spouse Present	45.8	44.0	45.1	46.1	46.1	47.0	48.2	49.1	49.9	49.2
Nonfamily Households										
One-Person	45.8	49.0	50.5	51.4	51.8	52.1	52.7	53.6	54.4	54.8
Male Householder	38.8	42.4	43.8	44.9	45.2	45.7	46.3	47.4	48.2	48.7
Female Householder	51.3	53.6	55.4	56.0	56.7	56.9	57.6	58.1	59.0	59.4
Other										
Male Householder	30.1	31.7	34.2	35.5	35.9	36.7	37.2	38.0	38.6	38.8
Female Householder	30.6	32.5	33.0	35.9	39.5	40.3	41.5	40.6	41.0	41.6

¹ Represents the proportion of owner households to the total number of occupied households.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 5, 2004); United States Bureau of the Census, "Housing Vacancies and Home Ownership."

TABLE I-6
Housing Units by Locale
New York State by County — 2000

County	Urban Areas				Rural Areas		
	All Housing Units	All Urban Units	Within Urbanized Area	Within Urban Clusters	All Rural Units	Farm	Nonfarm
New York State	7,679,307	6,571,083	6,103,630	467,453	1,108,224	20,900	1,087,324
New York City	3,200,912	3,200,912	3,200,912	X	X	X	X
Bronx	490,659	490,659	490,659	X	X	X	X
Kings	930,866	930,866	930,866	X	X	X	X
New York	798,144	798,144	798,144	X	X	X	X
Queens	817,250	817,250	817,250	X	X	X	X
Richmond	163,993	163,993	163,993	X	X	X	X
Rest of State	4,478,395	3,370,171	2,902,718	467,453	1,108,224	20,900	1,087,324
Albany	129,972	117,783	115,684	2,099	12,189	198	11,991
Allegany	24,505	3,569	X	3,569	20,936	401	20,535
Broome	88,817	67,092	67,092	X	21,725	266	21,459
Cattaraugus	39,839	15,116	X	15,116	24,723	555	24,168
Cayuga	35,477	16,256	X	16,256	19,221	661	18,560
Chautauqua	64,900	37,796	X	37,796	27,104	837	26,267
Chemung	37,745	28,306	28,306	X	9,439	150	9,289
Chenango	23,890	4,108	X	4,108	19,782	494	19,288
Clinton	33,091	12,152	X	12,152	20,939	352	20,587
Columbia	30,207	7,937	X	7,937	22,270	388	21,882
Cortland	20,116	11,076	X	11,076	9,040	269	8,771
Delaware	28,952	3,490	X	3,490	25,462	451	25,011
Dutchess	106,103	74,459	70,059	4,400	31,644	409	31,235
Erie	415,868	383,506	379,496	4,010	32,362	546	31,816
Essex	23,115	4,277	X	4,277	18,838	112	18,726
Franklin	23,936	7,328	X	7,328	16,608	339	16,269
Fulton	27,787	12,789	X	12,789	14,998	162	14,836
Genesee	24,190	10,482	X	10,482	13,708	323	13,385
Greene	26,544	5,329	X	5,329	21,215	177	21,038
Hamilton	7,965	X	X	X	7,965	6	7,959
Herkimer	32,026	14,427	728	13,699	17,599	458	17,141
Jefferson	54,070	20,902	X	20,902	33,168	612	32,556
Lewis	15,134	1,539	X	1,539	13,595	429	13,166
Livingston	24,023	11,128	X	11,128	12,895	398	12,497
Madison	28,646	11,657	1,032	10,625	16,989	493	16,496
Monroe	304,388	285,645	280,833	4,812	18,743	299	18,444
Montgomery	22,522	14,222	X	14,222	8,300	383	7,917
Nassau	458,151	457,269	457,269	X	882	5	877
Niagara	95,715	74,455	56,825	17,630	21,260	482	20,778
Oneida	102,803	67,009	49,403	17,606	35,794	585	35,209
Onondaga	196,633	172,141	170,489	1,652	24,492	453	24,039
Ontario	42,647	21,485	5,065	16,420	21,162	550	20,612
Orange	122,754	92,844	73,107	19,737	29,910	445	29,465
Orleans	17,347	7,161	X	7,161	10,186	314	9,872
Oswego	52,831	18,304	2,865	15,439	34,527	366	34,161
Otsego	28,481	5,754	X	5,754	22,727	611	22,116
Putnam	35,030	26,005	24,483	1,522	9,025	8	9,017
Rensselaer	66,120	46,093	44,296	1,797	20,027	261	19,766
Rockland	94,973	94,025	94,025	X	948	X	948
St. Lawrence	49,721	16,022	X	16,022	33,699	851	32,848
Saratoga	86,701	58,202	52,827	5,375	28,499	363	28,136
Schenectady	65,032	59,838	59,838	X	5,194	67	5,127
Schoharie	15,915	2,002	X	2,002	13,913	391	13,522
Schuyler	9,181	1,777	X	1,777	7,404	222	7,182
Seneca	14,794	6,336	X	6,336	8,458	303	8,155
Steuben	46,132	17,302	X	17,302	28,830	808	28,022
Suffolk	522,323	481,755	454,167	27,588	40,568	165	40,403
Sullivan	44,730	9,628	134	9,494	35,102	235	34,867
Tioga	21,410	7,662	2,967	4,695	13,748	298	13,450
Tompkins	38,625	21,639	20,410	1,229	16,986	360	16,626
Ulster	77,656	37,397	28,842	8,555	40,259	321	39,938
Warren	34,852	16,907	15,593	1,314	17,945	40	17,905
Washington	26,794	7,841	5,651	2,190	18,953	579	18,374
Wayne	38,767	14,266	3,573	10,693	24,501	586	23,915
Westchester	349,445	337,659	337,659	X	11,786	79	11,707
Wyoming	16,940	6,140	X	6,140	10,800	487	10,313
Yates	12,064	2,882	X	2,882	9,182	497	8,685

X Not Applicable.

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; material compiled by Empire State Development, State Data Center.

TABLE I-7

Housing Units by Type, Tenure and Value, and Vacancy Rates New York State by County — 2000

State	Total Housing Units	Occupied Housing Units	Owner-Occupied		Renter-Occupied		Vacancy Rates		Seasonal, Recreational, Occasional, Migratory Use Units
			Units	Median Value ¹	Units	Median Contract Rent ²	Homeowner	Rental	
New York State	7,679,307	7,056,860	3,739,247	\$ 148,700	3,317,613	\$ 605	1.8	4.7	250,779
New York City	3,200,912	3,021,588	912,133	221,200	2,109,455	646	2.1	3.5	33,303
Bronx	490,659	463,212	90,522	190,400	372,690	560	2.7	4.4	1,251
Kings	930,866	880,727	238,290	224,100	642,437	621	2.1	3.5	3,698
New York	798,144	738,644	148,695	1,000,001	589,949	740	3.0	3.5	21,717
Queens	817,250	782,664	334,894	212,600	447,770	721	1.6	2.4	5,823
Richmond	163,993	156,341	99,732	209,100	56,609	656	1.8	4.2	814
Rest of State	4,478,395	4,035,272	2,827,114	132,590	1,208,158	512	1.7	6.9	217,476
Albany	129,972	120,512	69,542	116,300	50,970	509	2.3	6.5	1,347
Allegany	24,505	18,009	13,302	50,400	4,707	330	2.9	9.3	5,044
Broome	88,817	80,749	52,570	75,800	28,179	393	2.3	10.3	1,519
Cattaraugus	39,839	32,023	23,831	60,800	8,192	328	2.8	10.7	5,174
Cayuga	35,477	30,558	22,005	75,300	8,553	392	2.5	10.1	2,657
Chautauqua	64,900	54,515	37,757	64,000	16,758	339	2.2	9.3	6,045
Chemung	37,745	35,049	24,159	67,200	10,890	400	2.1	9.7	287
Chenango	23,890	19,926	15,004	62,700	4,922	352	3.1	11.0	2,255
Clinton	33,091	29,423	20,162	84,200	9,261	395	1.7	7.0	1,977
Columbia	30,207	24,796	17,493	111,800	7,303	446	2.8	5.5	3,754
Cortland	20,116	18,210	11,718	74,700	6,492	393	2.7	8.5	598
Delaware	28,952	19,270	14,597	74,200	4,673	358	3.0	11.2	7,836
Dutchess	106,103	99,536	68,628	154,200	30,908	630	1.3	4.6	2,767
Erie	415,868	380,873	248,780	90,800	132,093	411	1.9	9.0	2,335
Essex	23,115	15,028	11,096	77,100	3,932	385	3.2	13.1	6,228
Franklin	23,936	17,931	12,611	62,600	5,320	340	2.7	9.5	4,433
Fulton	27,787	21,884	15,781	67,400	6,103	360	3.6	8.9	3,708
Genesee	24,190	22,770	16,608	83,200	6,162	434	1.4	7.6	261
Greene	26,544	18,256	13,178	92,400	5,078	429	3.6	11.9	6,254
Hamilton	7,965	2,362	1,874	86,700	488	362	4.5	24.9	5,196
Herkimer	32,026	25,734	18,318	67,500	7,416	346	2.2	8.5	4,317
Jefferson	54,070	40,068	23,950	68,200	16,118	388	3.6	9.4	10,248
Lewis	15,134	10,040	7,734	63,600	2,306	350	3.6	12.9	3,712
Livingston	24,023	22,150	16,509	88,800	5,641	438	1.8	7.3	704
Madison	28,646	25,368	19,012	81,500	6,356	422	2.3	6.3	1,885
Monroe	304,388	286,512	186,458	98,700	100,054	535	1.6	7.6	1,386
Montgomery	22,522	20,038	13,455	67,600	6,583	353	3.7	9.6	293
Nassau	458,151	447,387	359,257	242,300	88,130	898	0.6	2.1	3,770
Niagara	95,715	87,846	61,394	82,600	26,452	385	2.2	11.3	872
Oneida	102,803	90,496	60,808	76,500	29,688	375	2.6	11.3	2,985
Onondaga	196,633	181,153	116,815	85,400	64,338	471	2.1	9.8	2,355
Ontario	42,647	38,370	28,230	94,100	10,140	476	2.2	7.7	2,180
Orange	122,754	114,788	76,948	144,500	37,840	631	1.7	4.4	2,365
Orleans	17,347	15,363	11,608	72,600	3,755	400	2.2	8.3	947
Oswego	52,831	45,522	33,121	74,200	12,401	394	2.4	9.7	3,952
Otsego	28,481	23,291	17,012	75,900	6,279	389	3.1	9.0	3,028
Putnam	35,030	32,703	26,884	206,900	5,819	813	1.3	2.8	1,429
Rensselaer	66,120	59,894	38,856	102,900	21,038	445	2.3	8.2	1,332
Rockland	94,973	92,675	66,461	242,500	26,214	811	0.7	3.0	461
St. Lawrence	49,721	40,506	28,613	60,200	11,893	359	2.4	7.7	6,295
Saratoga	86,701	78,165	56,317	120,400	21,848	535	1.6	6.3	4,817
Schenectady	65,032	59,684	39,038	94,500	20,646	468	2.6	8.2	342
Schoharie	15,915	11,991	9,030	82,500	2,961	406	3.4	9.4	2,883
Schuyler	9,181	7,374	5,691	68,400	1,683	370	2.5	7.8	1,306
Seneca	14,794	12,630	9,311	72,400	3,319	416	2.3	11.6	1,245
Steuben	46,132	39,071	28,584	66,200	10,487	373	2.8	9.3	4,020
Suffolk	522,323	469,299	374,371	185,200	94,928	861	1.0	3.5	39,371
Sullivan	44,730	27,661	18,845	93,300	8,816	471	4.6	12.5	13,300
Tioga	21,410	19,725	15,347	77,400	4,378	372	1.9	8.3	477
Tompkins	38,625	36,420	19,583	101,600	16,837	529	2.6	4.0	555
Ulster	77,656	67,499	45,916	113,100	21,583	542	2.2	5.4	6,125
Warren	34,852	25,726	17,974	97,500	7,752	457	2.7	7.8	7,368
Washington	26,794	22,458	16,696	77,400	5,762	410	2.4	7.3	2,735
Wayne	38,767	34,908	27,093	85,700	7,815	414	1.7	8.7	1,840
Westchester	349,445	337,142	202,765	325,800	134,377	782	1.2	3.2	3,094
Wyoming	16,940	14,906	11,460	74,000	3,446	379	1.8	7.1	1,282
Yates	12,064	9,029	6,954	75,600	2,075	373	3.1	7.1	2,525

1 As specified by owner for 1-family units on less than 10 acres, without a business or medical offices on the property.

2 As specified by renter excluding 1-family houses on 10 acres or more. Contract rent is the monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included.

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; material compiled by Empire State Development, State Data Center.

TABLE I-8

**New Privately Owned One-Family Houses Completed — Selected Characteristics
United States — 1990, 1995 and 2000-02**

Characteristics	1990	1995	2000	2001	2002	Characteristics	1990	1995	2000	2001	2002
Total Houses (thousands)	966	1,066	1,242	1,256	1,325						
Construction Type	100%	100%	100%	100%	100%	Bedrooms	100%	100%	100%	100%	100%
Site Built	NA	94	94	94	94	Two or Less	15	13	11	11	11
Modular	NA	3	3	3	3	Three	57	57	54	52	52
Other	NA	3	3	2	3	Four or More	29	30	35	37	36
Exterior Wall Material	100%	100%	100%	100%	100%	Bathrooms	100%	100%	100%	100%	100%
Brick	18	20	20	20	20	1-1/2 or Less	13	11	7	6	6
Wood	39	25	14	11	10	2	42	41	39	38	39
Stucco	18	16	17	18	19	2-1/2 or More	45	48	54	56	55
Vinyl Siding ¹	NA	30	39	39	40	Heating Fuel	100%	100%	100%	100%	100%
Aluminum Siding	5	3	1	1	1	Electricity	33	28	27	27	28
Other ¹	20	6	7	10	11	Gas	59	67	70	70	68
Floor Area (square feet)	100%	100%	100%	100%	100%	Oil	5	3	3	3	3
Under 1,200	11	10	6	6	5	Other	3	1	1	1	1
1,200 to 1,599	22	22	18	18	19	Heating System	100%	100%	100%	100%	100%
1,600 to 1,999	22	23	23	21	21	Warm Air Furnace	65	67	71	71	71
2,000 to 2,399	17	17	18	18	18	Electric Heat Pump	23	25	23	23	23
2,400 and Over	29	28	35	38	37	Other	12	9	6	5	6
Average	2,080	2,095	2,266	2,324	2,320	Central Air-Conditioning	100%	100%	100%	100%	100%
Median	1,905	1,920	2,057	2,103	2,114	With	76	80	85	86	87
Number of Stories	100%	100%	100%	100%	100%	Without	24	20	15	14	13
One	46	49	47	46	47	Fireplaces	100%	100%	100%	100%	100%
Two or More	49	48	52	53	52	No Fireplaces	34	37	40	42	42
Split Level	4	3	1	1	1	One or More	66	63	60	58	58
Foundation	100%	100%	100%	100%	100%	Parking Facilities	100%	100%	100%	100%	100%
Full or Partial Basement	38	39	37	35	34	Garage	82	84	89	89	88
Slab	40	42	46	48	50	Carport	2	2	1	1	1
Crawl Space	21	19	17	17	16	No Garage or Carport	16	14	11	11	10

NOTE: Data are percent distribution of characteristics for all houses completed (includes new houses completed, houses built for sale completed, contractor-built and owner-built houses completed, and houses completed for rent). Percents exclude houses for which characteristics specified were not reported.

NA Not available.

1 Prior to 1995 "Other" includes vinyl siding.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 4, 2004); United Census Bureau and United States Department of Housing and Urban Development, Current Construction Reports, series C25, *New One-Family Houses Sold*, monthly, and *Characteristics of New Housing*, annual; publication discontinued in 2001.

TABLE I-9

Occupied Year-Round Housing Units by Tenure and Race New York State by County — 2000

County	Owner-Occupied							Renter-Occupied						
	White	Black	American Indian ¹	Asian	Hawaiian ²	Some Other Race	Two or More Races	White	Black	American Indian ¹	Asian	Hawaiian ²	Some Other Race	Two or More Races
New York State	3,189,485	301,968	8,935	127,339	683	58,522	52,234	1,929,733	735,837	16,272	192,508	1,626	310,458	131,260
New York City	571,724	185,818	2,072	85,300	296	38,099	28,987	993,290	571,707	9,371	161,380	1,143	268,092	104,309
Bronx	42,597	31,886	327	2,955	58	9,088	3,776	113,129	136,830	2,771	9,022	284	87,979	22,510
Kings	133,884	70,574	484	18,248	64	8,428	6,685	272,425	243,893	2,408	32,899	333	61,536	28,866
New York	124,587	9,293	174	9,775	36	2,490	2,377	347,254	104,550	2,214	50,228	293	62,916	22,457
Queens	182,903	69,877	973	49,669	121	16,490	14,782	221,437	76,704	1,780	66,690	209	52,497	28,532
Richmond	87,753	4,188	114	4,653	17	1,603	1,367	39,045	9,730	198	2,541	24	3,164	1,944
Rest of State	2,617,761	116,150	6,863	42,039	387	20,423	23,247	936,443	164,130	6,901	31,128	483	42,366	26,951
Albany	64,845	3,037	76	938	13	170	455	38,258	9,162	169	1,598	17	772	1,002
Allegany	13,139	14	23	40	—	14	68	4,490	56	27	56	—	18	64
Broome	51,241	435	47	482	2	66	293	24,239	1,863	108	1,096	12	360	505
Cattaraugus	23,079	112	441	67	1	24	101	7,548	162	324	49	3	21	91
Cayuga	21,683	129	50	45	1	20	103	8,006	311	40	29	3	48	90
Chautauqua	36,893	289	91	82	3	207	185	15,374	516	116	55	3	471	230
Chemung	23,358	466	25	138	1	31	130	9,679	874	48	83	6	56	154
Chenango	14,790	45	37	28	2	12	91	4,819	34	17	14	1	11	25
Clinton	19,827	86	52	70	3	18	101	8,793	192	44	66	2	55	114
Columbia	17,078	244	23	45	3	24	87	6,380	577	19	81	3	99	133
Cortland	11,516	45	27	35	—	13	78	6,221	86	26	36	1	33	93
Delaware	14,303	78	34	58	3	29	91	4,504	44	27	28	—	20	51
Dutchess	63,458	2,772	98	1,255	10	468	575	23,467	4,778	99	924	13	930	689
Erie	225,934	17,857	1,002	1,779	20	952	1,223	92,900	30,064	1,080	2,736	30	3,212	2,084
Essex	10,968	12	21	13	—	12	62	3,809	30	24	20	8	7	41
Franklin	11,840	29	683	21	—	11	54	4,783	39	376	21	—	17	57
Fulton	15,522	78	23	43	1	22	87	5,877	88	18	45	2	17	61
Genesee	16,200	140	122	40	2	24	83	5,719	230	57	23	3	46	81
Greene	12,846	132	22	31	2	35	103	4,668	223	30	26	2	42	94
Hamilton	1,847	1	6	1	—	5	12	480	2	2	—	—	2	4
Herkimer	18,106	27	27	36	3	15	102	7,220	64	18	42	2	22	50
Jefferson	23,482	117	67	69	3	42	126	13,871	1,278	123	154	39	414	283
Lewis	7,675	8	20	10	—	8	28	2,229	14	9	10	2	13	14
Livingston	16,183	123	30	51	—	29	94	5,376	96	22	30	2	38	76
Madison	18,758	57	76	38	1	9	77	6,123	67	62	38	1	23	38
Monroe	168,285	12,462	308	2,521	24	1,455	1,371	67,474	22,836	425	2,861	40	4,073	2,377
Montgomery	13,195	64	24	37	—	83	78	6,081	117	17	29	1	220	92
Nassau	312,568	25,027	306	12,959	64	4,037	4,303	63,069	12,843	241	3,416	34	5,716	2,804
Niagara	58,897	1,651	324	175	6	84	260	21,865	3,461	418	210	6	165	324
Oneida	59,035	917	75	342	6	99	336	25,521	2,690	117	408	8	434	508
Onondaga	109,353	4,693	594	1,141	18	234	777	48,499	10,917	705	1,917	26	902	1,377
Ontario	27,707	210	39	100	3	32	134	9,280	461	41	85	2	146	130
Orange	70,625	3,224	154	876	20	1,211	849	29,020	4,967	197	463	20	2,223	939
Orleans	11,264	183	46	23	2	39	64	3,301	316	22	10	—	60	33
Oswego	32,698	78	97	48	4	37	160	11,887	134	68	72	—	102	137
Otsego	16,720	67	39	51	3	26	104	5,953	121	19	60	3	50	75
Putnam	25,906	289	19	233	4	199	235	5,326	108	23	85	2	180	94
Rensselaer	37,707	694	62	145	2	68	194	17,629	1,979	73	684	4	312	341
Rockland	56,899	4,477	83	3,086	17	998	864	18,015	4,446	102	1,172	28	1,527	961
St. Lawrence	28,157	41	162	90	3	19	134	11,314	113	177	157	3	31	105
Saratoga	55,169	364	73	344	6	66	294	20,631	515	59	276	4	130	234
Schenectady	37,207	960	46	428	3	112	267	16,697	2,538	94	462	9	384	477
Schoharie	8,867	48	17	14	—	20	49	2,867	29	12	18	—	16	34
Schuyler	5,600	17	20	8	2	4	34	1,641	14	6	4	—	6	18
Seneca	9,163	41	14	28	—	13	61	3,161	44	14	34	1	18	38
Steuben	28,039	190	48	155	4	28	126	9,879	298	45	125	2	26	106
Suffolk	340,946	16,754	715	5,923	72	5,760	4,190	74,883	9,603	389	2,911	39	4,652	2,462
Sullivan	17,764	533	32	167	6	167	165	6,883	1,211	34	76	1	411	211
Tioga	15,104	64	18	53	2	20	82	4,246	34	20	15	1	15	51
Tompkins	18,721	283	32	319	5	52	162	13,320	764	67	1,992	11	244	448
Ulster	43,900	894	71	329	5	280	427	18,573	1,534	101	305	17	575	488
Warren	17,700	58	25	59	1	12	97	7,540	79	24	36	—	24	71
Washington	16,506	29	31	29	3	15	85	5,635	37	10	14	1	14	49
Wayne	26,335	391	55	71	2	95	148	6,996	525	35	23	1	113	118
Westchester	174,951	15,080	181	6,840	25	2,885	2,711	79,008	30,504	444	5,932	63	12,833	5,685
Wyoming	11,317	15	20	22	—	6	46	3,402	19	13	11	1	7	27
Yates	6,885	19	10	8	—	7	31	2,014	23	4	5	—	10	13

NOTE: Units occupied by persons of Hispanic origin are included in various racial categories.

— Represents zero.

1 Includes Native Americans

2 Includes Pacific Islanders.

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; material compiled by Empire State Development, State Data Center.

TABLE I-10

Occupied Housing Units by Tenure and Number of Bedrooms New York State by County — 2000

County	All Occupied Units ¹	Owner-Occupied						Renter-Occupied					
		--- Number of Bedrooms ---											
		0	1	2	3	4	5 or More	0	1	2	3	4	5 or More
New York State	7,056,860	34,489	227,877	704,783	1,678,776	831,546	261,776	332,240	1,238,060	1,114,274	503,409	99,908	29,722
New York City	3,021,588	29,512	144,646	239,083	328,792	105,596	64,504	272,966	853,385	676,971	256,559	38,543	11,031
Bronx	463,212	1,798	14,981	22,614	34,622	8,613	7,894	39,727	151,654	120,416	52,109	6,827	1,957
Kings	880,727	3,712	29,663	64,247	81,628	32,093	26,947	53,020	248,438	235,643	86,737	14,175	4,424
New York	738,644	17,109	52,822	50,003	19,886	5,964	2,911	124,179	248,824	156,221	49,935	9,079	1,711
Queens	782,664	6,629	42,920	85,127	136,717	41,946	21,555	52,284	183,115	145,160	57,482	7,119	2,610
Richmond	156,341	264	4,260	17,092	55,939	16,980	5,197	3,756	21,354	19,531	10,296	1,343	329
Rest of State	4,035,272	4,977	83,231	465,700	1,349,984	725,950	197,272	59,274	384,675	437,303	246,850	61,365	18,691
Albany	120,512	73	1,395	12,183	33,602	18,274	4,015	2,631	16,855	18,767	10,631	1,709	377
Allegany	18,009	23	415	2,907	6,396	2,715	846	116	1,142	1,714	1,199	383	153
Broome	80,749	55	1,204	9,423	28,088	11,415	2,385	1,008	8,018	11,695	5,845	1,215	398
Cattaraugus	32,023	68	725	4,902	12,067	4,772	1,297	248	2,042	2,988	2,096	663	155
Cayuga	30,558	11	488	4,271	11,665	4,317	1,253	326	2,245	3,052	2,180	594	156
Chautauqua	54,515	69	1,059	8,288	19,222	7,464	1,655	413	4,740	6,638	3,714	959	294
Chemung	35,049	28	406	4,849	12,581	5,065	1,230	341	3,092	4,256	2,557	569	75
Chenango	19,926	40	499	3,363	7,185	2,859	1,058	98	1,495	1,695	1,169	331	134
Clinton	29,423	33	464	4,294	10,587	3,815	969	411	2,607	3,480	2,045	559	159
Columbia	24,796	51	491	4,063	8,437	3,363	1,088	199	1,852	2,979	1,753	381	139
Cortland	18,210	—	282	2,050	5,953	2,739	694	186	1,947	2,355	1,312	432	260
Delaware	19,270	29	511	3,244	6,768	2,972	1,073	94	1,114	1,803	1,161	382	119
Dutchess	99,536	113	1,842	11,165	33,553	17,919	4,036	1,518	11,579	11,193	4,999	1,326	293
Erie	380,873	132	4,436	39,825	135,662	56,830	11,895	4,676	31,639	55,068	34,008	5,137	1,565
Essex	15,028	34	385	2,573	5,309	1,970	825	81	1,249	1,409	849	230	114
Franklin	17,931	48	375	3,094	6,133	2,344	617	229	1,647	1,688	1,280	434	42
Fulton	21,884	19	508	3,907	8,060	2,643	644	113	1,534	2,386	1,634	358	78
Genesee	22,770	21	443	2,733	9,033	3,516	862	223	1,803	2,290	1,247	498	101
Greene	18,256	33	407	3,322	6,344	2,089	983	177	1,326	1,935	1,229	316	95
Hamilton	2,362	9	101	474	838	328	124	6	106	190	123	50	13
Herkimer	25,734	15	531	3,775	9,370	3,753	874	101	2,174	2,700	1,807	518	116
Jefferson	40,068	52	662	4,628	12,163	4,969	1,476	346	3,872	6,658	3,793	1,137	312
Lewis	10,040	26	220	1,536	3,534	1,723	695	24	549	895	512	243	83
Livingston	22,150	11	392	2,941	8,624	3,571	970	151	1,378	2,149	1,303	471	189
Madison	25,368	17	523	3,464	9,542	4,374	1,092	114	2,022	2,206	1,496	354	164
Monroe	286,512	170	2,602	27,257	98,124	50,425	7,880	6,348	34,586	37,179	16,994	3,904	1,043
Montgomery	20,038	32	444	3,057	6,639	2,385	898	96	1,270	2,249	2,437	455	76
Nassau	447,387	970	11,376	38,362	157,060	115,659	35,830	7,830	32,105	25,427	15,747	5,331	1,690
Niagara	87,846	81	1,426	11,140	34,732	11,970	2,045	935	7,514	11,725	4,816	1,212	250
Oneida	90,496	46	1,152	10,703	32,405	13,151	3,351	827	8,757	10,629	7,731	1,370	374
Onondaga	181,153	69	1,699	17,125	60,786	31,523	5,613	3,308	20,147	24,463	12,972	2,686	762
Ontario	38,370	25	525	5,683	14,138	6,330	1,529	468	2,931	4,223	1,884	494	140
Orange	114,788	102	1,937	13,220	36,214	20,807	4,668	1,621	11,410	13,801	7,898	2,563	547
Orleans	15,363	12	276	2,544	5,864	2,194	718	118	973	1,357	964	229	114
Oswego	45,522	43	947	7,133	17,301	6,319	1,378	281	3,069	4,829	3,186	789	247
Otsego	23,291	17	497	3,431	8,027	3,695	1,345	227	1,643	2,196	1,527	520	166
Putnam	32,703	40	949	5,584	11,911	6,943	1,457	277	1,964	2,245	960	279	94
Rensselaer	59,894	67	915	7,534	19,537	8,717	2,086	586	5,923	8,265	4,736	1,327	201
Rockland	92,675	131	3,421	8,860	22,013	24,531	7,505	1,619	11,626	7,228	3,488	1,692	561
St. Lawrence	40,506	52	717	6,001	14,253	5,862	1,728	318	3,404	4,122	2,951	837	261
Saratoga	78,165	66	1,098	9,965	26,516	15,550	3,122	758	6,222	10,124	3,685	886	173
Schenectady	59,684	53	794	6,065	19,058	10,790	2,278	671	6,555	7,066	5,237	911	206
Schoharie	11,991	19	280	2,005	4,409	1,727	590	27	743	1,207	708	198	78
Schuyler	7,374	—	247	1,232	2,862	1,024	326	—	409	617	473	149	35
Seneca	12,630	17	175	1,992	4,849	1,770	508	107	742	1,364	863	183	60
Steuben	39,071	62	859	6,125	13,853	6,009	1,676	261	2,894	4,044	2,353	728	207
Suffolk	469,299	396	10,010	48,895	166,512	113,478	35,080	4,243	33,950	27,804	19,672	6,837	2,422
Sullivan	27,661	35	754	4,695	8,939	3,249	1,173	336	2,538	3,016	2,029	699	198
Tioga	19,725	18	288	2,668	8,032	3,575	766	73	1,194	1,576	1,210	287	38
Tompkins	36,420	42	489	3,633	9,154	4,895	1,370	1,605	5,645	5,036	3,040	984	527
Ulster	67,499	74	1,503	10,851	22,607	8,586	2,295	1,142	7,356	7,672	4,131	875	407
Warren	25,726	37	580	3,821	8,705	3,940	891	149	2,291	3,199	1,618	404	91
Washington	22,458	46	473	3,566	8,231	3,333	1,047	121	1,447	2,357	1,257	470	110
Wayne	34,908	23	517	4,701	14,570	5,989	1,293	207	2,362	3,030	1,547	496	173
Westchester	337,142	1,193	16,949	36,768	72,771	52,095	22,989	10,715	53,578	45,217	19,377	3,847	1,643
Wyoming	14,906	24	272	2,113	5,882	2,408	761	99	808	1,172	918	314	135
Yates	9,029	5	296	1,697	3,314	1,222	420	71	592	675	499	160	78

— Represents zero.

1 Includes units temporarily vacant.

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; material compiled by Empire State Development, State Data Center.

TABLE I-11

Occupied Housing Units by Selected Characteristics New York State by County — 2000

County	All Occupied Units	Units With Plumbing Facilities		Units Lacking Plumbing Facilities	
		Persons Per Room:		Persons Per Room:	
		One Or Less	More Than One	One Or Less	More Than One
New York State	7,056,860	6,462,997	535,445	45,286	13,132
New York City	3,021,588	2,551,889	429,746	28,751	11,202
Bronx	463,212	367,156	88,616	4,910	2,530
Kings	880,727	734,534	133,079	9,698	3,416
New York	738,644	652,495	75,088	8,603	2,458
Queens	782,664	649,720	125,316	4,921	2,707
Richmond	156,341	147,984	7,647	619	91
Rest of State	4,035,272	3,911,108	105,699	16,535	1,930
Albany	120,512	117,907	2,068	517	20
Allegany	18,009	17,549	302	138	20
Broome	80,749	79,230	1,160	346	13
Cattaraugus	32,023	31,174	477	284	88
Cayuga	30,558	30,010	417	129	2
Chautauqua	54,515	53,509	715	263	28
Chemung	35,049	34,527	377	145	—
Chenango	19,926	19,500	303	112	11
Clinton	29,423	28,722	489	212	—
Columbia	24,796	24,290	432	69	5
Cortland	18,210	17,871	226	113	—
Delaware	19,270	18,834	321	115	—
Dutchess	99,536	96,797	2,358	352	29
Erie	380,873	372,405	6,831	1,549	88
Essex	15,028	14,653	289	77	9
Franklin	17,931	17,458	357	107	9
Fulton	21,884	21,474	257	151	2
Genesee	22,770	22,361	336	70	3
Greene	18,256	17,893	282	77	4
Hamilton	2,362	2,332	10	20	—
Herkimer	25,734	25,384	222	121	7
Jefferson	40,068	39,019	806	241	2
Lewis	10,040	9,788	172	73	7
Livingston	22,150	21,758	316	72	4
Madison	25,368	24,916	345	107	—
Monroe	286,512	280,124	5,181	1,139	68
Montgomery	20,038	19,580	312	125	21
Nassau	447,387	428,932	16,850	1,205	400
Niagara	87,846	86,222	1,278	318	28
Oneida	90,496	88,777	1,405	312	2
Onondaga	181,153	177,288	3,083	730	52
Ontario	38,370	37,749	473	140	8
Orange	114,788	109,574	4,786	377	51
Orleans	15,363	14,982	316	65	—
Oswego	45,522	44,545	823	151	3
Otsego	23,291	22,899	312	76	4
Putnam	32,703	31,902	717	70	14
Rensselaer	59,894	58,675	868	329	22
Rockland	92,675	86,368	5,877	296	134
St. Lawrence	40,506	39,402	643	406	55
Saratoga	78,165	77,198	755	210	2
Schenectady	59,684	58,542	947	191	4
Schoharie	11,991	11,729	168	92	2
Schuyler	7,374	7,210	125	30	9
Seneca	12,630	12,372	205	45	8
Steuben	39,071	38,170	594	267	40
Suffolk	469,299	452,670	15,054	1,386	189
Sullivan	27,661	26,494	953	208	6
Tioga	19,725	19,369	279	77	—
Tompkins	36,420	35,471	743	187	19
Ulster	67,499	65,683	1,499	312	5
Warren	25,726	25,257	307	158	4
Washington	22,458	21,948	352	143	15
Wayne	34,908	34,260	490	145	13
Westchester	337,142	314,982	19,982	1,779	399
Wyoming	14,906	14,634	230	42	—
Yates	9,029	8,739	224	64	2

— Represents zero.

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; material compiled by Empire State Development, State Data Center.

TABLE I-12

**Occupied Housing Units by Type of House Heating Fuel
New York State by County — 2000**

	Utility Gas	Bottled Tank or LP Gas	Electricity	Fuel Oil Kerosene, etc.	Coal or Coke	Wood	Solar Energy	Other	No Fuel Used
New York State	3,651,779	237,949	615,685	2,336,714	9,563	82,613	2,539	73,671	46,347
New York City	1,601,078	80,585	246,026	996,605	2,394	465	1,757	53,822	38,856
Bronx	200,824	12,685	48,312	182,853	679	78	371	10,287	7,123
Kings	531,682	31,026	45,733	248,020	443	175	812	11,740	11,096
New York	278,978	14,530	104,981	300,758	852	128	289	23,937	14,191
Queens	463,057	20,406	42,258	243,152	402	63	265	7,189	5,872
Richmond	126,537	1,938	4,742	21,822	18	21	20	669	574
Rest of State	2,050,701	157,364	369,659	1,340,109	7,169	82,148	782	19,849	7,491
Albany	80,854	2,739	15,788	19,563	47	879	35	379	228
Allegany	10,430	1,681	1,433	2,233	113	1,977	2	126	14
Broome	53,678	3,833	7,265	13,582	196	1,625	16	440	114
Cattaraugus	17,929	3,369	3,327	4,165	80	2,842	—	288	23
Cayuga	15,263	3,504	2,686	7,329	132	1,401	3	201	39
Chautauqua	39,645	3,591	5,670	2,360	39	2,452	2	740	16
Chemung	26,366	1,263	2,792	3,107	247	960	15	233	66
Chenango	3,041	1,952	2,206	10,405	126	2,012	6	138	40
Clinton	592	740	9,348	17,246	13	1,392	—	34	58
Columbia	2,775	1,145	3,661	15,985	50	1,060	22	90	8
Cortland	9,224	1,319	1,874	4,411	133	1,090	3	138	18
Delaware	1,905	1,938	1,781	11,219	48	2,287	4	83	5
Dutchess	21,259	3,122	11,695	61,351	199	1,283	30	479	118
Erie	343,172	5,944	19,377	7,841	162	2,237	36	1,527	577
Essex	63	1,076	2,281	10,435	14	1,123	4	20	12
Franklin	129	665	2,682	12,729	5	1,608	3	85	25
Fulton	8,824	1,431	1,496	8,823	3	1,161	14	91	41
Genesee	13,098	2,140	2,238	4,379	70	653	—	166	26
Greene	933	1,188	2,167	12,780	71	1,016	4	75	22
Hamilton	2	437	130	1,423	—	359	—	9	2
Herkimer	11,024	1,172	2,479	9,476	26	1,364	12	110	71
Jefferson	16,471	3,252	5,963	11,548	53	2,243	—	369	169
Lewis	267	779	695	5,827	23	2,415	—	25	9
Livingston	10,400	2,862	2,814	4,572	152	1,176	2	149	23
Madison	10,103	1,891	2,941	8,849	77	1,299	—	157	51
Monroe	230,558	3,820	35,776	12,273	80	1,475	92	1,721	717
Montgomery	9,181	881	1,737	7,365	26	713	—	87	48
Nassau	171,500	4,268	21,212	247,586	241	157	79	1,645	699
Niagara	67,198	3,598	6,474	9,317	86	793	—	269	111
Oneida	52,374	3,200	8,743	22,464	47	2,501	9	966	192
Onondaga	137,401	4,332	24,670	10,784	206	1,655	30	1,500	575
Ontario	21,897	4,251	4,444	5,881	235	1,412	13	221	16
Orange	51,420	4,885	10,257	46,430	155	930	15	533	163
Orleans	6,345	2,066	1,685	4,445	26	689	5	74	28
Oswego	19,374	8,160	3,991	10,957	111	2,502	11	340	76
Otsego	3,393	2,581	2,264	12,652	78	2,119	—	164	40
Putnam	1,062	1,029	7,249	22,653	41	503	5	136	25
Rensselaer	25,701	2,385	7,355	22,000	66	2,009	11	173	194
Rockland	82,333	934	5,875	2,956	—	109	—	243	225
St. Lawrence	12,693	2,407	3,583	17,922	13	3,532	4	209	143
Saratoga	39,998	5,690	8,492	20,942	85	2,482	20	338	118
Schenectady	43,228	1,146	5,866	8,755	—	429	29	144	87
Schoharie	154	1,141	1,607	7,756	29	1,205	14	72	13
Schuyler	1,571	1,539	713	2,624	208	695	—	18	6
Seneca	5,676	2,250	1,169	2,740	307	350	4	111	23
Steuben	21,489	5,147	3,104	5,574	705	2,869	2	160	21
Suffolk	129,887	8,920	30,153	297,010	498	826	98	1,434	473
Sullivan	381	3,208	3,743	18,636	78	1,349	15	212	39
Tioga	5,519	1,922	1,924	8,467	440	1,397	—	23	33
Tompkins	19,214	3,098	6,144	5,696	343	1,696	7	163	59
Ulster	10,510	5,071	6,613	42,362	159	2,406	25	259	94
Warren	10,343	1,629	2,934	9,307	45	1,343	6	106	13
Washington	4,183	1,586	2,286	12,108	105	2,099	20	49	22
Wayne	18,156	3,523	3,705	7,483	106	1,783	9	95	48
Westchester	140,518	6,298	27,770	158,438	302	263	46	2,114	1,393
Wyoming	7,329	1,690	1,951	2,555	88	1,194	—	93	6
Yates	2,668	1,676	1,381	2,333	181	749	—	25	16

— Represents zero.

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; material compiled by Empire State Development, State Data Center.

TABLE I-13

**Year-Round Housing Units by Construction Date and Median Year of Construction
New York State by County — 2000**

County	1999 through March 2000	1990 through 1998	1980 through 1989	1970 through 1979	1960 through 1969	1950 through 1959	1940 through 1949	1939 or Earlier	Median Year Built
New York State	67,821	457,375	594,390	866,120	1,120,598	1,263,233	911,533	2,398,237	1954
New York City	19,774	112,167	157,402	276,489	485,725	507,257	490,812	1,151,286	1949
Bronx	2,571	21,274	21,576	51,740	90,949	87,846	79,831	134,872	1953
Kings	4,055	25,428	30,099	67,095	123,594	135,946	147,189	397,460	1945
New York	5,833	28,238	50,562	69,001	113,765	91,921	92,858	345,966	1946
Queens	3,384	18,349	28,384	58,919	130,750	175,643	161,256	240,565	1950
Richmond	3,931	18,878	26,781	29,734	26,667	15,901	9,678	32,423	1969
Rest of State	48,047	345,208	436,988	589,631	634,873	755,976	420,721	1,246,951	NA
Albany	1,236	10,378	12,723	17,743	16,069	17,920	12,444	41,459	1956
Allegany	414	2,503	2,711	4,001	2,465	1,686	1,481	9,244	1959
Broome	477	4,564	8,219	9,376	11,497	14,567	10,767	29,350	1953
Cattaraugus	539	4,329	4,388	5,042	3,501	3,359	2,950	15,731	1954
Cayuga	333	3,103	3,829	4,249	3,074	2,930	2,003	15,956	1949
Chautauqua	442	4,133	4,815	5,921	5,350	7,971	5,582	30,686	1943
Chemung	292	1,866	1,743	5,009	4,438	5,898	4,176	14,323	1951
Chenango	263	2,706	3,273	3,538	2,181	1,865	1,274	8,790	1960
Clinton	608	4,297	5,119	5,176	3,424	3,801	1,837	8,829	1966
Columbia	403	2,740	3,947	4,636	2,831	2,909	1,996	10,745	1958
Cortland	181	1,808	1,753	2,496	2,543	1,692	1,384	8,259	1952
Delaware	461	3,232	4,493	4,306	3,109	2,020	1,582	9,749	1964
Dutchess	1,622	8,594	15,295	18,431	17,715	15,259	7,023	22,164	1965
Erie	3,078	25,585	24,864	43,665	52,003	81,171	53,005	132,497	1953
Essex	334	2,320	2,868	3,035	1,961	2,098	1,567	8,932	1955
Franklin	280	3,090	2,450	3,430	1,759	2,111	1,678	9,138	1955
Fulton	283	2,298	2,204	3,064	2,579	3,002	2,795	11,562	1948
Genesee	185	1,822	2,110	2,978	2,732	2,455	1,574	10,334	1951
Greene	313	2,869	4,260	4,262	2,793	2,406	1,878	7,763	1964
Hamilton	208	916	723	961	1,249	1,255	694	1,959	1961
Herkimer	277	2,791	3,206	3,320	3,139	3,295	2,268	13,730	1950
Jefferson	680	6,889	9,115	6,186	4,070	4,239	3,128	19,763	1960
Lewis	213	2,078	2,231	2,124	1,081	864	666	5,877	1961
Livingston	354	2,716	3,233	3,227	2,580	1,811	1,252	8,850	1960
Madison	433	3,406	3,374	3,391	2,868	3,163	1,903	10,108	1957
Monroe	3,353	22,930	29,039	45,464	51,317	44,810	24,926	82,549	1960
Montgomery	149	1,465	1,461	2,123	1,368	2,051	2,003	11,902	1939
Nassau	1,604	10,773	19,498	28,962	63,279	160,342	83,418	90,275	1953
Niagara	991	8,118	7,469	11,431	9,823	17,960	11,407	28,516	1954
Oneida	714	7,120	8,615	10,117	11,498	16,657	10,272	37,810	1952
Onondaga	1,928	13,481	20,814	26,422	29,574	33,894	17,348	53,172	1958
Ontario	826	4,701	5,890	7,530	4,004	3,219	1,817	14,660	1964
Orange	2,401	14,080	18,787	19,116	16,311	14,762	7,984	29,313	1966
Orleans	127	1,388	1,847	1,965	1,580	1,467	976	7,997	1947
Oswego	639	6,778	7,854	7,854	5,470	4,500	2,831	16,795	1964
Otsego	321	2,951	3,017	3,706	2,273	1,841	1,486	12,886	1949
Putnam	457	3,176	4,914	5,300	6,537	5,785	3,293	5,568	1964
Rensselaer	617	5,815	6,544	7,371	6,880	7,652	5,366	25,875	1952
Rockland	880	8,415	10,217	19,785	24,270	14,124	4,374	12,908	1967
St. Lawrence	606	4,946	5,409	6,901	4,831	5,689	3,198	18,141	1956
Saratoga	2,247	14,916	16,870	15,816	9,501	6,715	3,851	16,785	1974
Schenectady	360	3,629	3,912	5,389	6,756	10,499	9,140	25,347	1948
Schoharie	219	1,869	2,354	2,713	1,338	1,002	679	5,741	1964
Schuyler	162	983	1,072	1,529	779	714	538	3,404	1959
Seneca	106	1,252	1,649	1,941	1,423	1,533	841	6,049	1953
Steuben	651	4,713	4,472	7,047	4,104	4,422	2,982	17,741	1955
Suffolk	8,475	41,461	55,274	100,768	126,462	102,249	34,127	53,507	1966
Sullivan	556	5,045	6,521	6,698	5,765	6,092	4,119	9,934	1964
Tioga	255	2,135	2,851	3,390	2,961	2,202	967	6,649	1963
Tompkins	605	4,608	5,418	6,572	4,284	3,638	1,999	11,501	1965
Ulster	818	5,900	10,068	10,651	10,706	11,273	6,542	21,698	1959
Warren	471	4,437	5,362	5,707	3,847	3,967	2,532	8,529	1966
Washington	358	2,974	3,112	3,174	2,266	2,212	1,593	11,105	1953
Wayne	620	4,490	4,813	5,563	3,965	3,107	1,779	14,430	1960
Westchester	2,288	16,646	26,075	35,354	52,364	69,334	39,784	107,600	1954
Wyoming	173	1,619	1,367	2,053	1,282	1,443	983	8,020	1945
Yates	161	1,361	1,367	1,652	1,044	1,074	659	4,746	1956

NA Not available.

SOURCE: U.S. Bureau of the Census, 1990 Census of Population and Housing; material compiled by Empire State Development, State Data Center.

TABLE I-14

**Housing Units by Units in Structure
New York State by County — 2000**

	One Unit Detached	One Unit Attached ¹	Two Units	Three and Four	Five to Nine	Ten to Forty-Nine	Fifty or More	Mobile Home	Boat, RV, Van, etc.
New York State	3,198,486	379,926	836,907	559,886	407,106	948,320	1,135,318	207,378	5,980
New York City	305,293	230,761	409,565	306,204	222,758	746,392	976,679	2,117	1,143
Bronx	28,429	26,572	41,304	36,345	19,249	155,678	182,568	333	181
Kings	46,988	80,622	168,830	159,419	103,325	181,833	188,964	637	248
New York	2,343	4,081	4,934	16,820	50,481	296,203	422,708	237	337
Queens	172,135	79,812	156,709	85,466	45,750	105,305	171,120	632	321
Richmond	55,398	39,674	37,788	8,154	3,953	7,373	11,319	278	56
Rest of State	2,893,193	149,165	427,342	253,682	184,348	201,928	158,639	205,261	4,837
Albany	64,627	5,345	22,303	12,820	8,085	7,879	6,696	2,201	16
Allegany	16,294	166	1,326	782	525	427	2	4,548	435
Broome	52,198	1,658	11,745	6,869	4,917	4,386	1,636	5,351	57
Cattaraugus	25,997	698	2,990	1,702	970	800	247	5,939	496
Cayuga	22,627	385	3,557	1,880	906	1,147	508	4,332	135
Chautauqua	42,094	1,077	8,355	3,543	1,921	1,912	886	4,965	147
Chemung	24,881	399	4,369	2,491	1,533	967	823	2,253	29
Chenango	14,349	233	1,510	1,120	494	492	152	5,371	169
Clinton	19,667	654	1,951	2,050	1,505	1,097	719	5,427	21
Columbia	21,224	535	2,264	1,751	885	454	279	2,809	6
Cortland	11,889	259	2,084	1,644	1,075	843	444	1,855	23
Delaware	20,243	366	1,294	1,203	565	373	40	4,599	269
Dutchess	68,779	4,658	6,776	7,377	5,915	5,676	2,509	4,394	19
Erie	230,359	13,086	90,876	28,906	19,287	15,115	12,203	6,011	25
Essex	17,343	399	1,125	975	669	397	139	2,001	67
Franklin	16,870	257	1,050	1,075	913	284	407	3,007	73
Fulton	17,454	193	4,255	1,356	491	502	253	3,161	122
Genesee	16,522	349	2,552	1,459	775	573	386	1,572	2
Greene	18,268	706	1,660	1,603	753	522	39	2,955	38
Hamilton	6,494	124	122	88	12	30	—	1,067	28
Herkimer	20,992	349	3,284	1,585	699	778	590	3,675	74
Jefferson	30,462	1,859	4,101	4,822	2,388	1,572	972	7,673	221
Lewis	11,029	111	644	505	282	192	83	2,063	225
Livingston	16,687	242	1,356	1,232	943	715	52	2,773	23
Madison	19,644	389	2,049	1,322	890	613	381	3,294	64
Monroe	190,435	15,681	24,590	21,060	22,493	14,836	13,061	2,166	66
Montgomery	11,864	358	5,115	1,867	580	396	356	1,950	36
Nassau	355,319	12,052	31,246	10,078	6,937	19,798	22,215	418	88
Niagara	60,968	1,673	11,164	7,038	4,684	3,738	1,944	4,484	22
Oneida	59,604	1,703	15,737	7,972	4,019	3,520	3,353	6,843	52
Onondaga	120,713	6,864	18,582	10,668	12,732	15,272	9,064	2,706	32
Ontario	27,821	1,999	2,376	2,195	2,105	1,244	845	4,023	39
Orange	76,454	8,012	10,209	9,554	7,244	5,314	2,310	3,608	49
Orleans	11,912	184	1,330	901	669	241	51	2,055	4
Oswego	33,653	610	3,437	2,282	1,509	1,067	834	9,320	119
Otsego	18,914	344	1,876	1,534	761	335	97	4,521	99
Putnam	27,776	2,259	1,742	1,120	853	808	123	337	12
Rensselaer	36,569	1,966	10,761	6,055	3,140	3,141	1,800	2,661	27
Rockland	58,406	6,949	5,717	6,729	6,149	5,497	4,312	1,198	16
St. Lawrence	34,040	503	2,306	2,494	1,468	1,101	832	6,820	157
Saratoga	52,537	4,073	6,199	5,585	3,833	3,842	1,384	9,075	173
Schenectady	38,902	1,428	11,709	5,006	3,054	2,995	1,582	341	15
Schoharie	11,025	150	808	922	286	285	21	2,272	146
Schuyler	6,277	71	458	293	76	126	3	1,834	43
Seneca	10,230	158	868	537	498	328	47	2,119	9
Steuben	29,805	325	3,565	1,997	1,053	1,013	620	7,547	207
Suffolk	426,250	21,835	20,669	10,116	11,119	19,080	7,781	5,374	99
Sullivan	30,166	1,556	2,530	2,095	1,826	929	779	4,800	49
Tioga	14,420	112	1,483	978	330	249	134	3,676	28
Tompkins	19,128	1,254	3,493	3,239	2,821	3,022	1,986	3,671	11
Ulster	53,069	1,817	6,269	4,132	3,054	2,408	823	5,987	97
Warren	24,560	1,143	2,523	1,622	1,443	667	432	2,412	50
Washington	19,419	310	2,263	1,519	505	244	84	2,352	98
Wayne	27,591	469	2,249	1,827	1,282	844	198	4,299	8
Westchester	156,704	18,644	30,867	30,907	19,759	41,395	50,963	152	54
Wyoming	12,619	105	1,196	781	401	317	19	1,396	106
Yates	9,050	61	407	419	267	130	140	1,548	42

— Represents zero.

1 Includes duplexes, rowhouses, townhouses, etc.

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; material compiled by Empire State Development, State Data Center.

TABLE I-15
Sales of Existing Homes
United States by State — 1990 and 2000-02
(thousands)

State	1990(r)	2000(r)	2001(r)	2002
United States	3,599	5,814	6,042	6,387
Alabama	52.0	79.8	85.8	97.9
Alaska	12.3	17.7	21.2	21.2
Arizona	71.8	167.0	185.1	204.3
Arkansas	33.7	57.7	58.8	67.0
California	413.1	677.8	622.1	696.0
Colorado	77.7	147.0	144.5	144.3
Connecticut	37.4	49.4	49.8	51.5
Delaware	7.9	8.0	8.6	9.0
District of Columbia	7.2	13.4	13.3	14.1
Florida	281.1	529.9	542.8	578.1
Georgia	91.2	152.2	172.2	184.3
Hawaii	19.0	21.3	22.7	27.1
Idaho	22.3	28.5	31.3	30.4
Illinois	163.3	241.1	246.8	264.4
Indiana	83.6	129.5	138.1	146.1
Iowa	42.8	54.4	56.9	59.5
Kansas	36.8	65.8	69.8	75.0
Kentucky	47.9	75.6	81.4	84.3
Louisiana	57.1	89.0	92.8	95.5
Maine	17.0	37.6	36.6	39.3
Maryland	67.0	106.7	119.4	124.8
Massachusetts	47.9	88.6	87.6	91.4
Michigan	137.6	153.3	157.9	168.6
Minnesota	68.1	108.0	130.7	137.5
Mississippi	28.2	47.6	56.2	59.1
Missouri	77.1	119.9	122.9	125.4
Montana	13.5	18.5	21.6	24.0
Nebraska	23.6	32.4	32.9	34.3
Nevada	26.9	52.4	63.2	74.5
New Hampshire	13.5	40.3	39.7	35.8
New Jersey	85.7	135.3	132.3	140.3
New Mexico	24.7	28.7	34.1	37.4
New York	135.9	179.8	183.1	191.1
North Carolina	98.9	233.5	234.6	247.2
North Dakota	8.5	10.4	11.1	11.8
Ohio	146.9	192.2	201.2	210.6
Oklahoma	62.2	96.5	109.2	114.0
Oregon	56.6	59.9	65.8	69.0
Pennsylvania	143.2	169.3	173.1	178.5
Rhode Island	9.6	19.5	20.0	19.5
South Carolina	54.3	107.6	114.1	121.5
South Dakota	10.8	15.4	15.5	18.2
Tennessee	66.2	148.4	156.1	165.4
Texas	311.8	549.0	569.6	593.1
Utah	29.4	47.7	52.3	55.0
Vermont	7.2	6.7	6.4	7.2
Virginia	89.3	138.9	148.9	160.4
Washington	85.9	173.7	175.7	179.7
West Virginia	22.6	22.6	25.6	27.7
Wisconsin	62.1	97.0	103.8	111.7
Wyoming	8.5	12.6	14.6	13.9

NOTE: Includes condos and co-ops as well as single-family homes.
United States and State data are derived from different samples.
As such, the United States detail will not add to sums.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 5, 2004); National Association of REALTORS®, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly.

r Revised.

TABLE I-16
Existing One-Family Homes, Median Sales Price
United States by Selected Metropolitan Areas¹ — 2000-2002
(thousands)

Metropolitan Area	Median Sales Price		
	2000(r)	2001(r)	2002
All Areas Listed	\$ 139.0	\$ 147.8	\$ 158.1
Anaheim-Santa Ana, CA (Orange County) ²	316.2	355.6	412.7
Atlanta, GA	131.2	138.8	146.5
Atlanta City, NJ	121.5	125.7	143.6
Aurora-Elgin, IL ³	163.0	178.2	193.3
Austin-San Marcos, TX	142.8	152.0	156.5
Baltimore, MD	153.0	158.2	179.6
Birmingham, AL	125.5	133.6	137.4
Boston, MA	314.2	356.6	395.9
Bradenton, FL ³	127.3	137.8	150.0
Charleston, SC	137.9	150.8	159.4
Charlotte-Gastonia-Rock Hill, NC-SC	140.3	145.3	149.1
Chicago, IL	171.8	198.5	220.9
Colorado Springs, CO	154.1	173.3	176.9
Columbus, OH	129.1	135.7	140.3
Denver, CO	196.8	218.3	228.1
Eugene-Springfield, OR	132.8	134.6	143.7
Ft. Lauderdale-Hollywood-Pompano Beach, FL	148.7	168.1	197.0
Greensboro-Winston-Salem-High Point, NC	129.3	132.7	135.8
Hartford, CT	159.9	167.3	175.9
Honolulu, HI	295.0	299.9	335.0
Kansas City, MO-KS	127.4	135.7	137.4
Lake County, IL	169.4	178.9	195.8
Las Vegas, NV	137.4	149.1	159.8
Los Angeles Area, CA ²	215.9	241.4	286.0
Madison, WI	153.6	162.5	177.0
Miami-Hialeah, FL	144.6	162.7	189.8
Milwaukee, WI	140.7	149.4	173.8
Minneapolis-St. Paul, MN-WI	151.4	167.4	185.0
New Haven-Meriden, CT	151.6	168.0	192.3
New York: New York-North, NJ-Long Island, NY	230.2	258.2	309.8
New York: Bergen-Passaic, NJ	261.2	288.8	337.9
New York: Middlesex-Somerset-Hunterdon, NJ	219.7	244.3	284.1
New York: Monmouth-Ocean, NJ	179.0	208.6	251.7
New York: Nassau-Suffolk, NY	214.0	248.4	312.9
New York: Newark, NJ	242.4	263.1	300.5
Orlando, FL	111.2	124.1	136.6
Philadelphia, PA-NJ	125.2	134.8	146.1
Phoenix, AZ	134.4	139.4	143.8
Portland, ME	142.0	158.0	180.0
Portland, OR	170.1	172.3	180.4
Providence, RI	137.8	158.0	193.2
Raleigh-Durham, NC	158.4	168.2	172.2
Reno, NV	157.3	165.1	183.2
Richland-Kennewick-Pasco, WA	119.6	NA	140.8
Richmond-Petersburg, VA	129.8	133.3	142.3
Riverside-San Bernardino, CA ²	138.6	156.7	176.5
Sacramento, CA ²	145.2	173.2	209.5
Salt Lake City-Ogden, UT	141.5	147.6	148.8
San Diego, CA ²	269.4	298.6	364.2
San Francisco Bay Area, CA ²	454.6	475.9	517.1
Sarasota, FL ³	132.0	NA	176.2
Seattle, WA	230.1	245.4	254.0
Springfield, MA	120.4	127.4	139.8
Tacoma, WA	151.1	159.5	170.4
Tallahassee, FL	122.5	129.7	136.9
Trenton, NJ	150.9	165.3	179.5
Tucson, AZ	120.5	128.8	146.4
Washington, DC-MD-VA	182.6	213.9	250.2
Wilmington, DE-NJ-MD	127.6	136.5	150.1
Worcester, MA	131.8	152.6	187.7

NOTE: Includes existing single-family homes and townhouses.

r Revised.

NA Not available.

1 As defined in 1992. MSA means Metropolitan Statistical Areas; PMSA means Primary Metropolitan Statistical Area; and CMSA means Consolidated Metropolitan Statistical Area.

2 California data supplied by the California Association of REALTORS®.

3 In 1992, Bradenton and Sarasota were merged and Aurora/Elgin was incorporated in Chicago. The source still collects price data on the previous jurisdictions.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 4, 2004); National Association of REALTORS®, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly.

TABLE I-17

**Median Sales Price
of Existing Single-Family Homes
New York State by County — 2001-03**

County	2001(r)	2002(r)	2003(p)	Percent Change 2002 to 2003
New York State ¹	\$ 135,000a	\$ 169,900	\$ 200,000	17.7%
New York City				
Kings	345,000	332,500	430,000	29.3
Queens	265,000a	307,000	370,000	20.5
Richmond	238,500	270,000	312,000	15.6
Rest of State				
Albany	120,000	128,700	146,901	14.1
Allegany	53,000	59,925	50,500	-15.7
Broome	73,125	74,200	80,000	7.8
Cattaraugus	53,000	65,000	65,000	—
Cayuga	65,050	74,600	76,500	2.5
Chautauqua	63,650	63,200	64,950	2.8
Chemung	72,000	69,000	77,900	12.9
Chenango	59,000	63,000	66,500	5.6
Clinton	85,000	89,900	103,750	15.4
Columbia	138,500	150,000	165,000	10.0
Cortland	66,000	71,900	75,250	4.7
Delaware	65,000	65,000	78,000	20.0
Dutchess	204,000	240,000	273,000	13.8
Erie	86,800	89,900	95,000	5.7
Essex	85,250	120,000	119,228	-0.6
Franklin	66,000	67,500	74,000	9.6
Fulton	NA	84,500	36,000	-57.4
Genesee	76,000a	78,500	84,000	7.0
Greene	86,000	90,000	122,000	35.6
Hamilton	78,900	250,000	118,450	-52.6
Herkimer	55,000	65,000	67,300	3.5
Jefferson	63,200	65,000	69,700	7.2
Lewis	43,050	60,175	60,000	-0.3
Livingston	98,900a	93,000	97,500	4.8
Madison	85,000	90,000	90,000	—
Monroe	94,000a	103,000	109,900	6.7
Montgomery	60,000	63,300	65,500	3.5
Nassau	310,000a	350,000	395,000	12.9
Niagara	79,900	76,805	80,560	4.9
Oneida	69,000	69,750	77,375	10.9
Onondaga	89,150	89,900	107,000	19.0
Ontario	117,000a	112,000	118,500	5.8
Orange	163,150	195,000	227,500	16.7
Orleans	62,500a	64,500	70,000	8.5
Oswego	69,900	67,000	71,000	6.0
Otsego	70,000	76,500	82,500	7.8
Putnam	255,000	307,500	353,250	14.9
Rensselaer	108,450	110,900	119,950	8.2
Rockland	271,000	316,500	357,500	13.0
St. Lawrence	56,000	56,000	60,000	7.1
Saratoga	136,500	159,925	176,450	10.3
Schenectady	94,000	93,750	113,640	21.2
Schoharie	83,500	77,000	93,000	20.8
Schuyler	67,900	76,500	79,000	3.3
Seneca	83,250	83,000	76,900	-7.3
Steuben	71,950	67,900	75,000	10.5
Suffolk	232,250a	267,000	316,000	18.4
Sullivan	80,000	91,500	110,000	20.2
Tioga	79,900	83,500	90,000	7.8
Tompkins	104,951	119,101	134,000	12.5
Ulster	130,000	155,000	184,250	18.9
Warren	109,900	122,750	130,000	5.9
Washington	66,000	72,000	80,000	11.1
Wayne	90,000a	92,500	95,000	2.7
Westchester	449,900	525,000	560,000	6.7
Wyomings	72,000	73,623	76,000	3.2
Yates	99,000a	87,500	91,250	4.3

NOTE: The term REALTOR® is a registered trademark that may be used only by real estate professionals who are members of a local board, the New York State Association and the National Association of REALTORS®.

— Represents zero.

NA Not available.

p Preliminary.

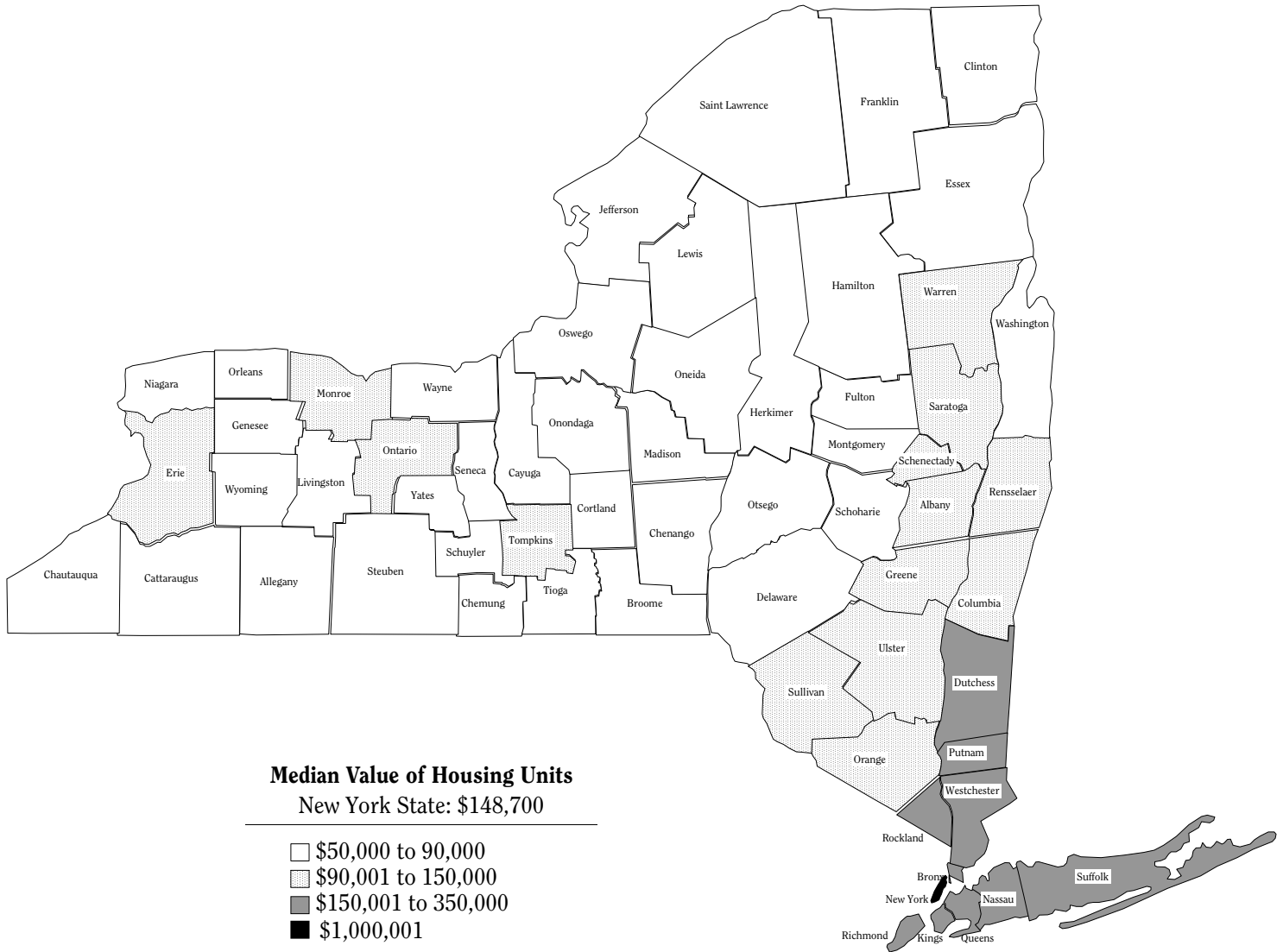
r Revised.

a Data incomplete.

1 Data for this table were reported by 35 local boards that are members of the New York State Association of REALTORS®. See Table I-22 for complete listing. These represent approximately 92 percent of all local REALTORS® Statewide.

SOURCE: New York State Association of REALTORS®, Inc; <http://www.nysar.com/pdfs/annualmedian.pdf> (last viewed February 19, 2004).

FIGURE I-4
Median Value of Housing Units
New York State — 2000



SOURCE: U.S. Census Bureau, Census 2000; materials compiled by Empire State Development, State Data Center and <http://205.232.252.81/Downloads/MedianValue.pdf> (last viewed February 5, 2004).

TABLE I-18

**Median Selling Price of
1-, 2-, and 3-Family Residences
New York State by County — 1998-2002**

County	January 1998(r)	January 1999(r)	January 2000(r)	January 2001(r)	January 2002(a)
New York State	NA	NA	NA	NA	NA
New York City	\$ 175,000	\$ 191,000	\$ 215,000	\$ 255,600	\$ 285,000
Bronx	170,000	180,000	197,300	228,700	245,000
Kings	180,000	200,000	222,000	265,000	290,000
New York	927,500	361,000	580,000	575,000	560,500
Queens	178,500	198,000	220,000	252,000	284,000
Richmond	161,000	172,500	193,100	216,500	250,000
Rest of State	125,000	130,000	134,000	140,000	150,000
Albany	107,000	109,800	109,000	113,500	118,000
Allegany	41,300	40,000	43,900	47,500	46,000
Broome	66,400	66,000	65,000	69,000	69,000
Cattaraugus	54,000	53,900	55,000	55,000	60,000
Cayuga	64,900	68,000	67,000	71,300	71,000
Chautauqua	53,500	55,000	57,100	59,000	59,500
Chemung	64,900	65,500	70,000	69,100	67,500
Chenango	45,200	51,100	50,000	51,400	52,000
Clinton	76,300	78,500	81,500	82,500	82,000
Columbia	105,000	105,000	114,000	110,000	129,300
Cortland	64,800	64,000	65,000	65,000	67,200
Delaware	60,000	62,500	66,100	66,500	70,000
Dutchess	137,500	142,000	153,000	172,000	195,000
Erie	85,500	87,500	86,500	90,500	93,000
Essex	69,000	73,500	77,900	75,200	77,500
Franklin	49,900	55,000	55,000	59,000	61,300
Fulton	50,000	53,000	53,000	55,000	56,500
Genesee	75,000	75,300	76,500	76,500	80,000
Greene	76,000	79,000	88,000	85,500	92,000
Hamilton	70,000	82,500	80,000	80,000	86,000
Herkimer	55,000	57,000	57,000	60,000	63,100
Jefferson	56,700	60,000	61,600	63,500	65,000
Lewis	53,000	46,000	45,000	50,000	43,100
Livingston	79,400	78,500	82,300	85,000	88,100
Madison	73,000	75,000	80,000	85,000	85,000
Monroe	93,000	94,000	96,500	98,000	100,400
Montgomery	48,000	50,000	51,800	55,000	56,600
Nassau	200,000	220,000	247,000	272,500	310,000
Niagara	77,000	78,000	80,000	82,000	83,000
Oneida	64,900	64,000	64,000	67,500	68,000
Onondaga	82,900	81,000	84,000	87,500	88,500
Ontario	90,000	90,000	91,400	104,000	113,000
Orange	127,600	137,400	140,000	156,000	174,900
Orleans	63,000	66,900	66,100	70,000	69,000
Oswego	60,000	64,000	63,500	65,000	68,000
Otsego	63,900	67,300	68,600	69,900	75,000
Putnam	177,500	188,000	207,000	230,000	257,900
Rensselaer	90,000	88,000	90,000	92,300	99,000
Rockland	210,000	222,000	248,000	275,500	315,000
St Lawrence	50,500	51,600	53,000	54,700	56,300
Saratoga	108,000	115,000	118,700	125,000	140,600
Schenectady	82,500	83,300	85,000	89,900	90,000
Schoharie	59,000	67,900	70,000	70,000	73,500
Schuyler	54,500	58,500	62,300	69,000	68,000
Seneca	65,000	63,000	62,000	69,000	71,000
Steuben	55,500	60,000	60,000	69,500	65,000
Suffolk	157,000	165,000	184,500	210,000	241,700
Sullivan	71,200	74,000	79,000	76,000	87,600
Tioga	66,000	65,000	63,000	68,500	73,000
Tompkins	89,900	96,000	98,000	103,000	110,000
Ulster	96,000	98,500	110,000	117,000	130,000
Warren	95,500	94,000	95,000	105,000	112,500
Washington	64,900	67,200	70,000	68,000	73,000
Wayne	78,900	82,500	86,700	85,900	89,900
Westchester	280,000	298,000	335,000	378,000	415,000
Wyoming	63,400	64,000	65,000	65,000	75,000
Yates	69,500	69,000	75,000	76,500	72,500

NOTES: Dates given for each year are midpoints of the 12-month period (July 1 through June 30) in which the sales occurred. Most recent data subject to correction of errors in sales reporting. Excludes sales of condominiums, sales of \$10,000 or less, and includes only sales at "arm's length" (real estate transactions in the open market freely arrived at by normal negotiations, without undue pressure on either the buyer or the seller). Figures rounded to nearest hundred dollars.

NA Not available.

r Revised.

a Tentative figures only.

SOURCE: New York State Office of Real Property Services, as compiled from Real Property Transfer Reports.

TABLE I-19
Sales of Existing Single-Family Homes
New York State by County — 2001-03

County ¹	2001(r)	2002(r)	2003(p)	Percent Change 2002 to 2003
New York State	67,013a	97,457	94,814	-2.7%
New York City				
Kings	11	36	25	-30.6
Queens	1,388a	4,559	4,674	2.5
Richmond	3,487	3,782	3,788	0.2
Rest of State				
Albany	2,486	2,507	2,196	-12.4
Allegany	167	190	254	33.7
Broome	1,562	1,478	1,536	3.9
Cattaraugus	380	421	625	48.5
Cayuga	502	416	541	30.0
Chautauqua	900	947	964	1.8
Chemung	743	696	671	-3.6
Chenango	430	792	527	-33.5
Clinton	1,349	1,356	418	-69.2
Columbia	567	620	581	-6.3
Cortland	397	371	376	1.3
Delaware	198	322	245	-23.9
Dutchess	2,036	2,413	2,284	-5.3
Erie	7,699	7,685	7,525	-2.1
Essex	236	240	232	-3.3
Franklin	230	247	196	-20.6
Fulton	NA	1	5	400.0
Genesee	215a	528	532	0.8
Greene	340	665	346	-48.0
Hamilton	7	11	10	-9.1
Herkimer	100	127	162	27.6
Jefferson	682	806	788	-2.2
Lewis	72	110	82	-25.5
Livingston	49a	542	493	-9.0
Madison	528	464	509	9.7
Monroe	892a	7,524	7,289	-3.1
Montgomery	118	118	98	-16.9
Nassau	2,896a	8,654	8,646	-0.1
Niagara	1,524	1,637	1,853	13.2
Oneida	1,430	1,517	1,550	2.2
Onondaga	4,688	4,985	4,475	-10.2
Ontario	100a	937	872	-6.9
Orange	4,026	4,347	4,045	-6.9
Orleans	190a	455	467	2.6
Oswego	673	803	857	6.7
Otsego	364	707	405	-42.7
Putnam	1,054	1,131	1,154	2.0
Rensselaer	1,116	1,109	1,018	-8.2
Rockland	2,385	2,411	2,695	11.8
St. Lawrence	368	575	689	19.8
Saratoga	2,713	2,641	2,741	3.8
Schenectady	1,531	1,638	1,536	-6.2
Schoharie	170	216	199	-7.9
Schuyler	101	113	93	-17.7
Seneca	120	314	331	5.4
Steuben	598	681	683	0.3
Suffolk	3,674a	11,448	11,658	1.8
Sullivan	481	711	562	-21.0
Tioga	288	347	303	-12.7
Tompkins	850	793	780	-1.6
Ulster	1,229	1,319	1,212	-8.1
Warren	657	676	755	11.7
Washington	223	265	308	16.2
Wayne	89	851	848	-0.4
Westchester	5,446	5,728	5,537	-3.3
Wyomings	224	277	319	15.2
Yates	34a	197	250	26.9

NOTE: The data in this table represent closed sales (i.e., all contracts have been signed and the buyers have taken possession of the premises) of existing single-family detached houses reported by the Multiple Listing Service (MLS) from sales data submitted only by 42 member Boards of the New York State Association of REALTORS®, Inc. (Total Association membership is 44.) Therefore, these data do not reflect all home sales within the designated areas but do provide a fair indication of the direction of the market. Data are not adjusted for seasonal variations.

p Preliminary.

r Revised.

a Data incomplete.

1 The area served by each local board does not necessarily coincide with the boundaries of an entire county.

SOURCE: New York State Association of REALTORS®, Inc; <http://www.nysar.com/pdfs/annualsales.pdf> (last viewed February 19, 2004).

NA Not available.

TABLE I-20

New York State Counts by Billing Type
New York State by Board of REALTORS®¹ — January 31, 2004

Name of Local Board of REALTORS® ¹	All Members	Realtors®	Associate Realtors®	Affiliates ²	Sales
New York State ³	48,187	40,245	7,032	297	613
Bronx/Manhattan	514	174	340	—	—
Brooklyn	387	119	266	—	2
Broome	381	375	—	6	—
Buffalo	2,346	515	1,831	—	—
Capital, Greater Association	2,348	2,348	—	—	—
Cattaraugus	82	12	70	—	—
Cayuga	88	88	—	—	—
Chautauqua	301	48	236	17	—
Clinton	120	115	—	5	—
Columbia-Greene	422	386	15	21	—
Cortland	84	84	—	—	—
Dutchess	813	805	1	7	—
Elmira-Corning	318	279	—	—	39
Fulton	63	33	30	—	—
Genesee Valley	181	47	134	—	—
Hamptons	558	50	492	15	1
Ithaca	190	181	—	—	9
Jefferson-Lewis	209	186	—	23	—
Long Island ⁴	20,173	19,599	—	98	476
Manhattan	383	381	—	1	1
Niagara Frontier	41	16	25	—	—
Northern Adirondack	182	177	—	5	—
Orange	1,729	1,729	—	—	—
Oswego	123	119	—	4	—
Otsego-Delaware	339	333	—	6	—
Putnam	394	394	—	—	—
Rochester, Greater Association	2,602	929	1,673	—	—
Rockland	1,376	211	1,165	—	—
St. Lawrence	130	125	—	5	—
Saratoga, Schenectady	276	115	161	—	—
Staten Island	2,361	2,318	2	41	—
Sullivan	299	288	—	11	—
Syracuse, Greater Association	1,138	1,137	—	1	—
Ulster	737	161	575	1	—
Utica-Rome, Greater	307	293	—	14	—
Warren	392	392	—	—	—
Washington	40	24	16	—	—
Westchester	5,541	5,455	—	1	85
Western Steuben-Allegany	73	67	—	6	—
NYS Commercial Board	141	137	—	4	—
Individual	5	—	—	5	—

— Represents zero.

1 The term REALTOR® is a registered trademark which may be used only by real estate professionals who are members of a local board, the New York State Association and the National Association of REALTORS®. A REALTOR® must be actively engaged in the real estate profession and committed to a strict Code of Ethics.

2 Includes banks, chambers of commerce and other entities that employ no brokers or salespersons.

3 Includes only REALTORS® and REALTOR®-Associates who are members of local boards of REALTORS®, the New York State Association of REALTORS®, Inc. and the National Association of REALTORS®. These represent approximately 40 percent of all real estate licensees statewide.

4 Includes Borough of Queens.

SOURCE: New York State Association of REALTORS®, Inc.

TABLE I-21
Affordable Housing Projects¹
New York State by County — as of December 31, 2001

County	All Units ²	Projects by Year in Which Funded															All Grants ²
		1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	
New York State	31,477	83	32	94	84	44	72	70	76	85	57	44	62	69	65	55	399,512,982
New York City	14,121	9	7	20	25	4	14	12	17	18	16	13	16	8	13	10	194,272,815
Bronx	5,417	3	2	9	12	1	4	5	5	4	10	4	7	5	2	3	82,694,029
Kings	4,777	2	2	3	10	1	5	3	7	6	5	6	6	1	10	3	71,839,377
New York	636	1	1	2	1	—	—	1	—	—	1	2	2	2	1	2	12,831,459
Queens	1,103	1	1	3	1	1	4	2	3	6	—	—	1	—	—	2	14,772,658
Richmond	863	1	1	3	1	1	1	1	2	2	—	—	—	—	—	—	8,654,794
Citywide	1,325	1	—	—	—	—	—	—	—	—	—	1	—	—	—	—	3,480,498
Rest of State	17,356	74	25	74	59	39	58	58	59	67	41	31	46	61	52	45	205,240,167
Albany	315	1	—	—	—	—	—	—	—	—	—	—	3	—	1	2	5,145,100
Allegany	1,119	3	2	5	3	2	4	3	4	4	3	4	1	3	2	4	7,323,061
Broome	169	1	—	—	—	—	1	—	1	—	—	—	—	—	—	—	1,989,698
Cattaraugus	244	1	—	—	—	—	1	1	—	—	1	—	1	1	—	—	1,415,000
Cayuga	353	3	1	2	1	1	1	2	1	2	1	—	1	—	1	1	2,402,373
Chautauqua	316	—	—	—	—	—	—	1	1	2	1	—	1	2	3	1	2,377,906
Chemung	188	1	1	4	1	1	2	1	2	1	2	2	1	2	—	1	1,445,417
Chenango	32	—	—	—	—	—	—	—	1	—	—	—	—	—	1	1	172,000
Clinton	267	2	—	2	—	—	—	3	—	2	—	—	—	1	—	—	1,598,389
Columbia	57	—	—	—	—	—	—	—	—	2	—	1	1	1	1	—	1,350,000
Cortland	18	—	—	1	—	—	—	1	—	—	—	—	—	1	1	1	1,065,000
Delaware	88	1	—	2	—	—	—	1	1	—	2	—	1	1	—	—	1,303,955
Dutchess	68	—	—	1	—	—	—	—	1	1	—	1	1	1	—	—	1,690,000
Erie	2,359	6	2	7	5	4	7	2	8	6	3	3	5	5	8	3	27,341,008
Essex	286	—	—	1	—	—	1	—	—	1	—	—	—	—	1	—	1,642,834
Franklin	150	—	—	—	—	1	—	1	1	1	—	—	1	—	—	—	1,200,000
Fulton	82	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	265,292
Genesee	150	1	—	—	—	—	—	—	—	2	—	—	1	—	—	—	555,000
Greene	235	1	—	2	—	—	—	1	2	—	1	—	1	1	1	1	1,959,604
Hamilton	53	1	—	—	1	—	—	—	—	—	—	—	—	—	—	—	272,740
Herkimer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Jefferson	703	2	4	1	1	1	2	—	2	3	1	—	2	1	1	3	10,229,506
Lewis	162	1	1	—	—	—	—	—	—	1	—	—	1	—	2	—	2,060,000
Livingston	317	2	1	2	4	1	1	1	1	3	1	—	—	1	—	—	3,221,445
Madison	68	—	—	—	—	—	3	—	—	—	—	—	—	—	—	—	685,000
Monroe	1,414	6	1	7	4	3	2	4	5	5	2	1	2	2	4	1	20,350,662
Montgomery	32	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	800,000
Nassau	121	2	1	—	1	—	—	3	1	—	—	1	—	—	2	—	2,744,000
Niagara	474	3	1	2	7	1	3	1	3	1	—	2	1	3	1	1	7,146,358
Oneida	205	1	—	—	—	2	—	—	—	1	—	1	1	—	—	1	1,100,000
Onondaga	1,013	3	—	5	1	2	3	3	1	2	1	2	4	4	2	3	9,770,573
Ontario	136	3	1	2	2	1	1	1	1	2	2	—	—	2	—	—	1,439,144
Orange	282	1	—	—	1	1	—	—	2	5	1	2	—	1	—	—	6,402,000
Orleans	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Oswego	99	1	—	—	2	—	—	—	—	—	—	1	—	—	—	—	995,000
Otsego	59	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	136,702
Putnam	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	400,000
Rensselaer	300	1	—	—	1	1	—	1	—	1	—	1	—	—	—	—	2,745,215
Rockland	346	1	—	1	1	1	2	2	1	1	2	—	2	2	1	—	6,863,800
St. Lawrence	457	3	1	1	2	1	1	1	—	—	2	1	1	2	3	2	4,611,986
Saratoga	153	2	—	—	1	—	—	—	—	—	—	—	—	1	—	—	1,457,807
Schenectady	536	2	—	—	—	—	—	1	1	2	—	—	1	1	1	1	2,300,973
Schoharie	31	1	—	2	—	—	—	1	1	—	1	—	—	1	—	—	651,381
Schuyler	55	1	1	2	1	1	1	1	1	1	2	—	—	2	1	—	326,540
Seneca	38	1	1	2	1	1	2	1	1	1	1	—	—	1	—	—	210,356
Steuben	317	2	1	2	2	1	3	1	4	1	1	—	1	3	—	1	1,976,202
Suffolk	1,539	4	1	9	3	4	6	5	3	1	3	3	4	3	7	2	32,107,795
Sullivan	56	—	—	—	1	—	—	—	—	—	1	—	—	1	—	—	1,190,000
Tioga	121	1	1	2	1	1	1	2	1	1	—	1	—	1	—	—	631,562
Tompkins	69	4	1	2	1	1	1	1	1	1	1	—	—	1	—	—	510,590
Ulster	171	—	—	—	—	—	—	1	—	—	1	2	—	—	—	1	1,156,216
Warren	200	1	—	—	—	1	—	1	—	—	—	—	2	1	—	1	2,145,265
Washington	300	1	—	—	1	—	1	—	—	—	—	—	1	1	—	—	947,655
Wayne	154	1	1	2	1	2	2	1	2	2	—	—	—	1	—	—	1,944,860
Westchester	427	—	—	—	4	1	4	5	2	3	1	2	3	2	5	4	11,537,050
Wyoming	28	—	—	—	1	—	—	—	—	2	—	—	—	1	1	1	840,000
Yates	107	1	1	2	2	2	2	2	1	3	3	—	—	2	—	1	890,147
Statewide	317	—	—	—	—	1	—	—	—	—	—	—	1	—	—	7	200,000

— Represents zero.

¹ Funded through grants from the New York State Affordable Housing Corporation. Projects range in scope from one unit to more than 700 units.

² Cumulative totals, including units completed and under construction.

SOURCE: New York State Affordable Housing Corporation.

TABLE I-22

**Permanent Housing Projects for Homeless Families¹
New York City — As of January 2004**

Project Phase ^{2,3}	Borough	Developmental Sites		Family Units		Community Use Space Available (square feet) ⁴
		Total	Completed	Total	Completed	
I	All Boroughs	8	8	428	428	101,980
	Bronx	3	3	114	114	14,020
	Brooklyn	2	2	165	165	66,960
	Manhattan	3	3	149	149	21,000
II	All Boroughs	8	8	448	448	123,578
	Bronx	2	2	154	154	28,950
	Brooklyn	3	3	111	111	22,380
	Manhattan	3	3	183	183	72,248
III	All Boroughs	4	3	195	151	42,777
	Bronx	2	1	105	61	21,755
	Brooklyn	1	1	46	46	12,960
	Manhattan	1	1	44	44	8,062

— Represents zero.

1 As provided through grant programs of the New York State Housing Finance Agency and the New York City Department of Housing Preservation and Development.

2 Phase I includes six sites developed and completed prior to 1993 plus two sites completed in early 1993. Phase II includes two sites which started construction in early 1993 and six that were started by 1994. The work at all of these sites was completed by August 1995 with the exception of a second stage of a two-phased site in Brooklyn which was delayed by environmental concerns. The second phase was started in late 1998 as part of Phase III.

3 Phase III includes the above second parcel of a Phase II Brooklyn site which was completed in June 2001. A new site in the Bronx commenced in September 2000 and was substantially completed in August 2002. A new site in Manhattan was commenced in July 2002 and completed in December 2003. A second new site in the Bronx is expected to commence in 2004.

4 The total allocations of Community Use Space Available was updated to reflect actual sizes produced.

SOURCE: NYS Housing Finance Agency, Permanent Housing for Homeless Families Program, *Statutory Status Report — January 2004 Edition*.

TABLE I-23
Commercial Buildings — Summary¹
United States by Selected Characteristics — 1999(r)

Characteristics	Number of Buildings (thousands)	Floor-Space (million square foot)	Mean Square Foot Per Building (thousands)
All Buildings	4,657	67,338	14.5
Principal Activity Within Building			
Education	327	8,651	26.4
Food Sales	174	994	5.7
Food Service	349	1,851	5.3
Health Care	127	2,918	22.9
Inpatient	11	1,865	168.2
Outpatient	116	1,053	9.1
Lodging	153	4,521	29.5
Mercantile/Services	667	10,398	15.6
Retail (Other than Mall)	534	4,766	8.9
Enclosed Mall and Strip Center	133	5,631	42.2
Office	739	12,044	16.3
Public Assembly	305	4,393	14.4
Public Order and Safety	72	1,168	16.2
Religious Worship	307	3,405	11.1
Service	478	3,388	7.1
Warehouse and Storage	603	10,477	17.4
Other	102	1,222	12.0
Vacant	253	1,908	7.6
Building Floorspace (square foot)			
1,001 to 5,000	2,348	6,774	2.9
5,001 to 10,000	1,110	8,238	7.4
10,001 to 25,000	708	11,153	15.7
25,001 to 50,000	257	9,311	36.2
50,001 to 100,000	145	10,112	69.9
100,001 to 200,000	59	8,271	139.4
200,001 to 500,000	23	6,851	296.3
Over 500,000	7	6,628	929.0
Year Constructed			
1919 or Before	419	4,034	9.6
1920 to 1945	499	6,445	12.9
1946 to 1959	763	9,127	12.0
1960 to 1969	665	10,866	16.3
1970 to 1979	774	11,840	15.3
1980 to 1989	846	13,931	16.5
1990 to 1999	690	11,094	16.1
Workers (Main Shift)			
Fewer Than 5	2,376	14,321	6.0
5 to 9	807	6,325	7.8
10 to 19	683	8,028	11.8
20 to 49	487	10,814	22.2
50 to 99	174	8,898	51.1
100 to 249	90	8,356	92.4
250 or More	39	10,595	270.0
Energy Sources			
Electricity	4,395	65,716	15.0
Natural Gas	2,670	45,525	17.1
Fuel Oil	434	13,285	30.6
District Heat	117	5,891	50.2
District Chilled Water	50	2,750	55.4
Propane	451	6,290	14.0
Wood	79	570	7.2
Heating Equipment			
Heat Pumps	492	8,923	18.1
Furnaces	1,460	14,449	9.9
Individual Space Heaters	894	17,349	19.4
District Heat	96	5,534	57.7
Boilers	581	19,522	33.6
Packaged Heating Units	1,347	25,743	19.1
Other	185	4,073	22.1
Cooling Equipment			
Residential-type Central Air Conditioning	676	8,329	12.3
Heat Pumps	485	9,147	18.8
Individual Air Conditioners	799	14,276	17.9
District Chilled Water	50	2,750	55.4
Central Chillers	130	12,909	99.7
Packaged Air Conditioner Units	1,953	36,527	18.7
Swamp Coolers	136	2,219	16.3
Other	49	1,312	26.7

r Revised.

1 Excludes buildings 1,000 square feet or smaller. Building type based on predominant activity in which the occupants were engaged. Based on a sample survey of building representatives conducted in 1999; therefore, subject to sampling variability.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 5, 2004); United States Energy Information Administration, "1999 Commercial Buildings Energy Consumption Buildings (CBECS) Detailed Tables."

TABLE I-24

Commercial Office Buildings
United States by Selected Market Areas — 2002

Markets	Inventory (thousand square feet)	Vacant Space (thousand square feet)	Vacancy Rate	Construction (thousand square feet)	Net Absorption ¹ (thousand square feet)
United States ²	4,001,982	601,991	15.0%	59,582	-36,501
Akron	4,053	588	14.5	362	-67
Allentown	5,633	1,665	29.6	690	129
Annapolis	3,075	445	14.5	—	-56
Atlanta	147,275	30,764	20.9	2,626	-339
Austin	32,795	4,786	14.6	522	980
Baltimore	49,354	8,380	17.0	290	12
Boston	133,876	25,375	19.0	4,589	-5,474
Bridgeport/Stratford	6,434	1,138	17.7	—	-179
Charleston	5,405	893	16.5	70	191
Charlotte	38,031	5,220	13.7	385	2,301
Chicago	227,327	38,444	16.9	1,359	-5,380
Cincinnati	29,244	4,741	16.2	—	-2,228
Cleveland	37,137	5,571	15.0	526	-520
Columbia	6,155	1,010	16.4	175	-106
Columbus, OH	38,887	5,125	13.2	275	829
Corpus Christi	2,799	380	13.6	—	96
Dallas	206,784	43,442	21.0	562	-4,386
Denver	82,734	14,430	17.4	437	1,008
Des Moines	10,354	1,357	13.1	836	-15
Detroit	92,878	13,627	14.7	1,733	-1,422
El Paso	7,947	1,717	21.6	—	-3,478
Fort Wayne	5,837	852	14.6	—	-148
Fort Worth	20,385	2,716	13.3	—	19
Greensboro, High Point, Winston-Salem	15,878	2,736	17.2	147	184
Greenville	7,347	1,080	14.7	175	309
Hartford	22,386	4,292	19.2	—	-423
Honolulu	11,725	1,536	13.1	—	61
Houston	115,767	15,216	13.1	-1,355	449
Indianapolis	26,129	4,582	17.5	527	60
Kansas City	43,194	8,732	20.2	1,074	-2,256
Lake Charles	643	142	22.2	—	-65
Lansing	9,161	1,292	14.1	47	751
Las Vegas	20,587	2,787	13.5	1,629	418
Los Angeles-Central	27,507	5,425	19.7	—	-604
Los Angeles-San Fernando Valley	33,597	5,375	16.0	150	-1,028
Los Angeles-South Bay	28,752	5,146	17.9	—	66
Los Angeles-West	32,153	5,356	16.7	—	-279
Louisville	17,257	3,182	18.4	65	213
Madison	9,199	1,249	13.6	311	210
Marin County	6,303	1,019	16.2	89	—
Memphis	26,169	3,513	13.4	180	607
Miami	30,947	6,049	19.5	986	-989
Milwaukee	28,300	3,844	13.6	900	556
Minneapolis/St. Paul	61,677	10,594	17.2	—	-684
Mobile	13,495	2,750	20.4	100	98
Nashua	2,284	506	22.1	12	-98
Nashville	21,185	3,507	16.6	175	931
New Haven	14,700	2,500	17.0	65	425
New Orleans	14,940	2,014	13.5	—	273
Oklahoma City	15,150	2,532	16.7	—	198
Omaha	10,477	1,926	18.4	145	304
Orange County	83,123	14,354	17.3	989	188
Orlando	22,480	3,274	14.6	600	-498
Peoria	2,053	400	19.5	—	—
Philadelphia	109,575	18,133	16.5	1,611	-1,429
Phoenix	30,365	6,176	20.3	374	-865
Pittsburgh	42,990	6,795	15.8	1,014	-315
Raleigh	33,099	5,221	15.8	463	559
Richmond	22,612	3,843	17.0	90	-3,567
Rochester	15,403	2,635	17.1	90	-449
Salt Lake City	13,046	2,313	17.7	—	-16
San Antonio	18,256	2,833	15.5	82	-462
San Francisco	59,352	14,692	24.8	951	-3,873
San Mateo	27,261	5,780	21.2	—	294
Santa Rosa/Sonoma Valley	10,379	1,380	13.3	1,571	802
Shreveport	3,421	477	13.9	—	42
South Bend	2,902	424	14.6	—	16
St. Louis	41,673	8,299	19.9	255	1,672
Tacoma	3,763	580	15.4	—	—
Tampa	42,521	6,878	16.2	—	-451
Toledo	9,350	1,447	15.5	26	87
Tucson	7,053	937	13.3	155	-261
West Palm Beach	21,395	2,868	13.4	88	-202
Westchester	33,254	5,253	15.8	—	-1,404
Wichita	6,191	1,659	26.8	14	—
Wilmington, DE	12,530	2,398	19.1	—	-393

— Represents zero.

1 Net change in occupied stock.

2 Includes other market areas, not shown separately.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 5, 2004); Society of Industrial and Office REALTORS®, Washington, DC. *2002 Comparative Statistics of Industrial and Office Real Estate Markets*.

TABLE I-25

**Construction Contracts — Values of Construction and Floor Space of Buildings
United States by Class of Construction — Selected Years 1980-2002**

Year	Total	Residential Buildings	Nonresidential Buildings									Nonbuilding Construction
			Total	Commercial ¹	Manufacturing	Educational ²	Health	Public Buildings	Religious	Social and Recreational	Miscellaneous	
--- Value --- (billion dollars)												
1980	\$ 151.8	\$ 60.4	\$ 56.9	\$ 27.7	\$ 9.2	\$ 7.4	\$ 5.4	\$ 1.6	\$ 1.2	\$ 2.7	\$ 1.7	\$ 34.5
1985	235.6	102.1	92.1	54.6	8.1	10.0	7.8	3.1	2.0	4.0	2.5	41.4
1990	246.0	100.9	95.4	44.8	8.4	16.6	9.2	5.7	2.2	5.3	3.1	49.7
1993	271.5	123.9	88.8	34.2	9.0	19.3	10.5	3.9	2.4	6.8	2.6	58.9
1994	296.7	133.6	101.5	40.8	11.2	21.0	10.5	6.1	2.5	6.5	3.0	61.6
1995r	306.6	127.9	114.2	46.6	13.8	22.9	10.8	6.3	2.8	7.1	3.8	64.4
1996r	332.0	146.5	120.5	51.9	13.1	23.0	11.1	6.3	2.9	8.1	4.1	65.1
1997r	362.4	153.6	138.9	59.8	14.0	28.4	11.9	7.0	3.8	10.0	4.0	69.8
1998r	405.6	179.8	154.5	74.0	12.1	30.1	12.9	6.6	4.3	10.8	3.6	71.3
1999r	447.2	195.0	168.7	77.2	11.3	37.1	13.6	8.2	4.5	11.6	5.1	83.5
2000r	473.4	208.3	173.6	81.1	8.9	40.9	12.4	7.5	4.6	13.8	4.4	91.4
2001r	495.8	219.5	169.1	70.3	8.1	47.0	14.3	7.8	4.8	12.0	4.8	107.2
2002	502.0	247.5	154.3	59.1	5.2	45.3	16.1	7.4	5.1	11.3	4.6	100.2
--- Floor Space --- (million square feet)												
1980	3,102	1,839	1,263	738	220	103	55	18	28	49	52	X
1985	3,853	2,324	1,529	1,039	165	111	73	28	32	44	38	X
1990	3,020	1,817	1,203	694	128	152	69	47	29	51	32	X
1993	3,062	2,091	971	481	110	165	75	30	30	51	29	X
1994	3,411	2,267	1,144	600	143	172	72	45	30	51	31	X
1995	3,454	2,172	1,281	700	163	186	70	40	33	56	33	X
1996r	3,776	2,479	1,297	723	155	177	77	41	32	60	33	X
1997r	4,126	2,586	1,540	855	191	204	89	48	42	77	35	X
1998r	4,812	3,015	1,797	1,107	166	219	96	42	47	85	34	X
1999r	5,092	3,253	1,839	1,115	141	261	98	49	48	87	39	X
2000r	4,986	3,113	1,872	1,184	111	273	88	44	49	94	29	X
2001r	4,827	3,157	1,670	988	93	295	91	44	50	81	27	X
2002	4,767	3,340	1,427	802	66	277	97	37	52	71	25	X

NOTE: Detail may not add to totals due to rounding.

r Revised.

X Not applicable.

1 Includes nonindustrial warehouses.

2 Includes science.

SOURCE: *Statistical Abstract of the United States, 2003*; McGraw-Hill Construction Dodge, a division of the McGraw-Hill Companies.

TABLE I-26
Value of New Construction Put in Place
by Current and Constant Dollars
United States — 1990, 1995 and 2000-02
(millions)

Item	Current Dollars					Constant Dollars ¹				
	1990(r)	1995(r)	2000(r)	2001(r)	2002	1990(r)	1995(r)	2000(r)	2001(r)	2002
All New Construction	\$ 476,778	\$ 557,818	\$ 828,768	\$ 852,553	\$ 860,923	\$ 560,802	\$ 570,188	\$ 718,708	\$ 709,233	\$ 701,943
Private Construction	369,300	427,885	642,633	652,496	650,495	436,999	436,738	557,186	541,110	528,844
Residential Buildings	191,103	247,351	374,457	388,324	421,521	228,943	251,953	323,977	318,803	338,852
New Housing Units	132,137	171,404	265,047	279,391	298,450	158,319	174,585	229,324	229,426	239,908
One Unit	112,886	153,515	236,788	249,086	265,889	135,253	156,363	204,867	204,522	213,727
Two or More Units	19,250	17,889	28,259	30,305	32,561	23,066	18,222	24,457	24,903	26,182
Improvements	58,966	75,947	109,410	108,933	123,071	70,625	77,368	94,653	89,377	98,944
Nonresidential Buildings	143,506	138,015	208,241	202,334	167,084	167,896	141,218	178,074	166,852	135,764
Industrial	33,636	35,498	31,801	29,521	16,580	39,350	36,322	27,194	24,358	13,475
Office	35,055	25,613	55,605	52,260	37,578	41,027	26,218	47,534	43,126	30,536
Hotels, Motels	10,679	7,112	16,293	14,490	10,285	12,497	7,274	13,944	11,950	8,359
Other Commercial	40,047	42,654	60,381	60,760	55,879	46,847	43,636	51,635	50,077	45,404
Religious	3,566	4,326	8,019	8,385	8,217	4,169	4,426	6,858	6,908	6,676
Educational	4,616	5,493	11,375	12,591	12,841	5,398	5,621	9,726	10,371	10,434
Hospital and Institution	10,868	11,248	14,434	14,910	17,434	12,710	11,512	12,342	12,295	14,161
Miscellaneous ²	5,040	6,071	10,332	9,418	8,269	5,897	6,209	8,842	7,766	6,719
Farm Nonresidential	2,801	3,014	5,988	5,135	5,040	3,276	3,084	5,116	4,230	4,095
Public Utilities	28,933	36,084	50,994	53,849	54,370	33,505	36,965	47,400	48,752	48,036
Telecommunications	9,803	11,093	18,799	19,569	18,024	11,346	11,556	18,255	18,473	16,757
Other Public Utilities	19,130	24,991	32,195	34,280	36,346	22,159	25,409	29,145	30,280	31,280
Railroads	2,600	3,509	4,263	4,456	4,864	2,969	3,609	3,782	3,861	4,108
Electric Light and Power	11,299	14,274	22,038	23,803	24,789	13,083	14,535	20,090	21,120	21,396
Gas	4,820	6,279	4,891	5,078	5,500	5,627	6,329	4,377	4,468	4,747
Petroleum Pipelines	411	929	1,003	943	1,193	480	936	897	830	1,029
All Other Private ³	2,957	3,420	2,954	2,853	2,481	3,379	3,518	2,619	2,473	2,096
Public Construction	107,478	129,933	186,135	200,057	210,428	123,803	133,450	161,523	168,123	173,099
Buildings	43,615	57,754	90,005	94,407	102,071	51,117	59,074	77,003	77,774	82,876
Housing and Redevelopment	3,808	4,698	4,927	5,096	5,507	4,560	4,786	4,263	4,186	4,427
Industrial	1,434	1,508	1,158	1,556	1,906	1,677	1,544	991	1,282	1,548
Educational	16,055	25,783	45,643	50,035	56,154	18,772	26,374	39,023	41,207	45,623
Hospital	2,860	4,236	4,785	4,243	4,932	3,348	4,335	4,092	3,497	4,006
Other ⁴	19,458	21,528	33,494	33,477	33,572	22,760	22,034	28,635	27,602	27,273
Highways and Streets	32,105	37,616	52,992	58,942	59,613	35,879	38,952	45,992	49,549	48,677
Military Facilities	2,665	3,011	2,441	2,842	2,923	3,050	3,102	2,105	2,365	2,382
Conservation and Development	4,686	6,308	6,381	7,269	7,937	5,482	6,443	5,779	6,503	6,938
Sewer Systems	10,276	8,420	10,332	10,339	11,072	12,010	8,600	9,363	9,249	9,676
Water Supply Facilities	4,909	4,709	7,028	8,358	8,528	5,730	4,809	6,247	7,173	7,107
Miscellaneous Public ⁵	9,223	12,116	16,955	17,899	18,284	10,535	12,468	15,033	15,511	15,443

NOTE: Includes intalled cost of normal building services equipment and selected types of industrial production equipment (largely site fabricated). Excludes cost of shipbuilding, land, and most types of machinery and equipment.

Detail may not add to totals due to rounding.

r Revised.

1 As of 1996.

2 Includes amusement and recreational buildings, bus and airline terminals, animal hospitals and shelters, etc.

3 Includes privately owned streets and bridges, parking areas, sewer and water facilities, parks and playgrounds, golf courses, airfields, etc.

4 Includes general administrative buildings, prisons, police and fire stations, courthouses, civic centers, passenger terminals, space facilities, postal facilities, etc.

5 Includes open amusement and recreational facilities, power generating facilities, transit systems, airfields, open park facilities, etc.

SOURCE: *Statistical Abstract of the United States, 2003*, <http://www.census.gov/prod/2004pubs/03statab/construct.pdf> (last viewed March 3, 2004); United States Bureau of the Census, Current Construction Reports, series C30, *Value of New Construction, Put in Place*, monthly.

TABLE I-27
Value of Construction Contracts¹
United States by State — Selected Years 1990-2002
(millions)

State	1990	1995	2002		
			Total ²	Residential	Non-residential
United States	\$ 246,022	\$ 306,527	\$ 502,015	\$ 247,518	\$ 154,255
Alabama	2,939	4,308	7,062	2,685	2,444
Alaska	1,919	1,660	2,000	462	754
Arizona	4,553	8,784	14,427	9,517	3,350
Arkansas	1,438	2,903	3,599	1,559	1,041
California	37,318	29,045	57,545	29,749	16,230
Colorado	3,235	6,476	12,199	7,259	2,778
Connecticut	3,058	3,124	4,817	2,002	2,087
Delaware	787	871	1,433	749	484
District of Columbia	795	656	2,461	431	1,663
Florida	16,975	21,453	42,308	25,772	10,477
Georgia	7,120	12,156	19,577	10,734	5,440
Hawaii	2,831	2,273	1,749	951	388
Idaho	986	1,864	2,618	1,717	543
Illinois	10,796	11,744	20,729	8,867	7,135
Indiana	6,350	7,896	11,317	5,904	3,483
Iowa	2,034	2,883	4,801	1,721	1,614
Kansas	2,193	3,264	4,959	2,085	1,625
Kentucky	3,174	4,464	6,828	2,849	2,138
Louisiana	3,191	4,354	5,241	2,237	1,755
Maine	897	1,076	1,825	955	554
Maryland	6,056	6,299	8,769	4,192	3,344
Massachusetts	5,135	7,411	9,932	3,590	4,241
Michigan	7,646	9,947	13,115	6,691	4,144
Minnesota	4,953	5,607	9,181	5,143	2,413
Mississippi	1,569	2,718	3,448	1,364	1,054
Missouri	3,833	6,438	8,638	4,190	2,614
Montana	332	865	933	351	232
Nebraska	1,318	1,694	3,336	1,313	1,275
Nevada	3,334	5,555	8,111	4,466	2,017
New Hampshire	1,021	1,039	2,423	1,256	839
New Jersey	6,141	6,454	11,407	3,964	4,886
New Mexico	1,124	2,108	2,862	1,250	898
New York	14,137	13,380	24,330	6,953	10,135
North Carolina	6,614	10,599	17,546	11,009	4,356
North Dakota	506	791	994	294	257
Ohio	9,885	12,430	17,242	7,565	5,714
Oklahoma	2,164	2,968	4,552	2,017	1,654
Oregon	3,101	5,451	6,402	3,723	1,742
Pennsylvania	10,117	9,348	16,168	5,680	5,513
Rhode Island	594	465	1,297	411	431
South Carolina	3,664	4,580	8,808	4,753	2,121
South Dakota	468	706	1,281	516	302
Tennessee	4,388	7,167	9,335	5,122	2,783
Texas	13,197	23,022	41,631	21,503	12,735
Utah	1,884	4,218	5,189	2,641	1,432
Vermont	515	484	945	406	390
Virginia	7,180	8,794	13,921	7,441	4,288
Washington	6,185	7,334	10,872	5,817	3,465
West Virginia	1,253	1,215	1,872	565	460
Wisconsin	4,654	5,652	8,908	4,782	2,305
Wyoming	462	532	1,071	345	235

NOTE: Detail may not add to totals due to rounding.

1 Represents value of construction in states which work was actually done.

2 Includes nonbuilding construction, not shown separately.

SOURCE: *Statistical Abstract of the United States, 2003*; McGraw-Hill Construction Dodge, a division of McGraw-Hill Companies.

TABLE I-28
Construction Industries
Summary Data by North American Industry Classification System
New York State — 1997

Industry	Number of Establishments	Number of Employees	Annual Payroll (thousands)	Shipments/ Sales/Receipts (thousands)
All Construction Industries	36,806	275,501	\$ 9,670,049	\$ 44,680,804
Building, developing, and general contracting	11,169	65,102	2,286,592	18,860,612
Land subdivision and land development	260	1,354	55,110	381,943
Residential building construction	7,858	29,006	781,532	5,857,550
Nonresidential building construction	3,050	34,742	1,449,950	12,621,120
Heavy construction	1,892	29,351	1,238,268	5,282,489
Highway, street, bridge, and tunnel construction	727	14,284	615,243	2,908,697
Other heavy construction	1,165	15,067	623,024	2,373,792
Special trade contractors	23,745	181,048	6,145,191	20,537,704
Plumbing, heating, and air-conditioning contractors	5,234	42,540	1,525,713	5,371,392
Painting and wall covering contractors	2,215	10,218	273,906	772,223
Electrical contractors	3,869	41,413	1,616,698	4,848,621
Masonry, drywall, insulation, and tile contractors	2,485	21,299	729,890	2,273,560
Carpentry and floor contractors	3,881	16,630	454,604	1,800,337
Roofing, siding, and sheet metal contractors	1,509	10,888	280,827	1,068,172
Concrete contractors	1,173	10,010	292,214	1,060,414
Water well drilling contractors	130	560	14,801	55,357
Other special trade contractors	3,249	27,490	956,537	3,287,629

NOTE: Detail may not add to totals due to rounding.

SOURCE: U.S. Bureau of the Census, 1997 Economic Census; material compiled by Empire State Development.