



Section I

Housing

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

Highlights

- New York State's homeownership rate was the lowest among the 50 states in 2003 — 54 percent compared to the national rate of 68 percent.
- 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.
- There were 195 thousand sales of existing homes in New York State during 2003, compared to 180 thousand during 2000.
- The median sale price of single-family homes in New York State in 2004 was \$232 thousand, compared to \$170 thousand in 2002.
- There were over 45 thousand Realtors® in New York State on December 31, 2004.
- There were over 31 thousand units in affordable housing projects in New York State on December 31, 2001.
- There were \$21 billion worth of construction contracts in New York State in 2003.

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TABLE I-1
Occupied Housing Units — Cost
United States by Region — 2003

Category	Units (thousands)					Percent Distribution of Units				
	Total	Northeast	Midwest	South	West	Total	Northeast	Midwest	South	West
--- Owner Occupied Units ---										
Owner Occupied Units	72,239	12,964	17,888	26,698	14,686	100.0%	100.0%	100.0%	100.0%	100.0%
Monthly Housing Costs										
Less Than \$ 300	15,067	1,367	3,462	7,898	2,339	20.9	10.5	19.4	29.6	15.9
\$ 300 to \$ 399	6,493	1,129	1,980	2,303	1,081	9.0	8.7	11.1	8.6	7.4
\$ 400 to \$ 499	5,191	1,131	1,453	1,754	853	7.2	8.7	8.1	6.6	5.8
\$ 500 to \$ 599	4,414	932	1,230	1,578	674	6.1	7.2	6.9	5.9	4.6
\$ 600 to \$ 699	4,219	809	1,242	1,608	560	5.8	6.2	6.9	6.0	3.8
\$ 700 to \$ 799	4,121	788	1,099	1,629	605	5.7	6.1	6.1	6.1	4.1
\$ 800 to \$ 999	7,399	1,367	2,048	2,642	1,342	10.2	10.5	11.4	9.9	9.1
\$1,000 to \$1,249	7,381	1,299	1,895	2,510	1,676	10.2	10.0	10.6	9.4	11.4
\$1,250 to \$1,499	5,462	1,077	1,383	1,596	1,406	7.6	8.3	7.7	6.0	9.6
\$1,500 or More	12,492	3,065	2,096	3,180	4,150	17.3	23.6	11.7	11.9	28.3
Median Value	718	848	666	588	984	X	X	X	X	X
--- Renter Occupied Units ---										
Renter Occupied Units	33,614	7,182	6,599	11,444	8,388	100.0%	100.0%	100.0%	100.0%	100.0%
Less Than \$ 300	3,182	821	647	1,142	573	9.5	11.5	9.8	10.0	6.8
\$ 300 to \$ 399	2,244	371	603	937	334	6.7	5.2	9.1	8.2	4.0
\$ 400 to \$ 499	3,724	693	930	1,473	630	11.1	9.7	14.1	12.9	7.5
\$ 500 to \$ 599	4,366	793	1,096	1,605	872	13.0	11.1	16.6	14.0	10.4
\$ 600 to \$ 699	4,252	824	890	1,522	1,016	12.7	11.5	13.5	13.3	12.1
\$ 700 to \$ 799	3,762	828	714	1,274	945	11.2	11.5	10.8	11.1	11.3
\$ 800 to \$ 999	4,612	1,058	711	1,354	1,488	13.7	14.8	10.8	11.8	17.7
\$1,000 to \$1,249	2,787	697	332	669	1,089	8.3	9.7	5.0	5.8	13.0
\$1,250 to \$1,499	1,167	303	117	245	502	3.5	4.2	1.8	2.1	6.0
\$1,500 or More	1,291	393	85	249	564	3.8	5.5	1.3	2.2	6.7
No Cash Rent	2,218	389	476	976	378	6.6	5.4	7.2	8.5	4.5
Median Gross Rent	651	686	581	605	762	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.

SOURCE: *Statistical Abstract of the United States, 2004-2005*, www.census.gov/prod/2004pubs/03statab/construct.pdf (last viewed July 27, 2005); 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
2002 and 2003

State	Number of New Housing Units Authorized ¹ (thousands)			Valuation (millions)		
	All Houses		One Unit Houses	All Houses		One Unit Houses
	2002	2003	2003	2002	2003	2003
United States	1,747.7	1,889.2	1,460.9	219,188.7	\$ 249,693.1	\$ 218,228.6
Alabama	18.4	22.3	17.7	1,965.4	2,463.6	2,168.7
Alaska	3.0	3.5	1.7	469.0	560.2	335.1
Arizona	66.0	75.0	65.8	8,574.7	10,519.0	9,922.1
Arkansas	12.4	14.8	10.1	1,199.3	1,541.0	1,327.6
California	159.6	191.9	139.9	26,862.6	31,778.2	27,193.5
Colorado	47.9	39.6	33.8	6,357.3	6,258.3	5,767.0
Connecticut	9.7	10.4	8.2	1,584.3	1,664.9	1,519.4
Delaware	6.3	7.8	6.7	702.7	790.7	755.5
District of Columbia	1.6	1.4	0.2	120.6	95.7	18.5
Florida	185.4	213.6	156.9	22,467.8	28,351.6	23,121.2
Georgia	97.5	96.7	80.7	10,045.5	10,837.2	9,894.0
Hawaii	5.9	7.3	6.2	1,121.1	1,316.1	1,166.7
Idaho	13.5	15.1	12.6	1,625.9	1,942.7	1,810.9
Illinois	61.0	62.2	45.4	8,545.6	9,105.6	7,806.4
Indiana	39.6	39.4	31.9	4,979.5	5,392.7	4,859.1
Iowa	14.8	16.1	11.8	1,692.8	2,062.9	1,728.6
Kansas	13.0	15.0	11.5	1,628.2	1,895.4	1,697.9
Kentucky	19.5	20.4	17.4	2,080.8	2,346.7	2,199.7
Louisiana	18.4	22.2	18.5	1,942.2	2,595.7	2,219.8
Maine	7.2	7.9	7.3	898.8	1,066.7	1,012.4
Maryland	29.3	29.9	23.4	3,517.9	3,723.6	3,312.2
Massachusetts	17.5	20.3	13.0	2,787.7	3,141.4	2,505.8
Michigan	50.0	53.9	44.7	6,371.8	7,052.5	6,434.1
Minnesota	39.0	42.0	32.7	5,369.2	6,269.5	5,337.3
Mississippi	11.3	12.0	10.1	1,055.2	1,268.3	1,141.7
Missouri	28.3	29.3	22.7	3,186.6	3,596.5	3,147.8
Montana	3.6	3.8	2.3	338.9	411.7	324.1
Nebraska	9.3	10.3	8.7	1,025.3	1,250.2	1,145.6
Nevada	35.6	43.4	33.1	4,119.6	4,879.2	4,313.4
New Hampshire	8.7	8.6	6.6	1,202.5	1,207.9	1,062.1
New Jersey	30.4	33.0	22.2	3,430.3	3,781.9	3,073.3
New Mexico	12.1	13.8	11.9	1,444.9	1,703.3	1,621.1
New York	49.1	49.7	24.2	5,916.0	6,194.0	4,070.5
North Carolina	79.8	79.2	66.9	9,881.6	10,268.0	9,514.2
North Dakota	3.3	3.7	2.3	309.7	397.5	319.0
Ohio	51.2	53.0	42.7	6,838.0	7,502.9	6,884.0
Oklahoma	13.0	15.0	12.7	1,587.9	1,861.2	1,736.1
Oregon	22.2	25.0	17.9	3,347.4	3,770.9	3,218.6
Pennsylvania	45.1	47.4	38.6	5,572.7	6,051.8	5,466.4
Rhode Island	2.8	2.3	1.9	343.8	338.0	314.2
South Carolina	34.1	38.2	31.6	4,102.1	4,616.0	4,176.5
South Dakota	4.8	5.0	4.1	464.5	540.7	476.0
Tennessee	34.3	37.5	32.2	3,961.2	4,478.7	4,172.4
Texas	165.0	177.2	134.2	17,557.2	19,551.8	17,283.2
Utah	19.3	22.5	18.4	2,456.0	3,082.0	2,765.3
Vermont	3.1	2.8	2.4	451.2	406.0	367.3
Virginia	59.4	55.9	46.3	6,589.3	6,877.0	6,403.2
Washington	40.2	42.8	33.1	5,473.2	6,346.0	5,565.2
West Virginia	4.9	5.1	4.7	560.2	646.0	619.2
Wisconsin	38.2	40.9	28.7	4,757.8	5,504.6	4,583.6
Wyoming	2.0	2.8	2.3	304.9	389.3	351.5

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 — Selected Years 2000-05
(thousands)

State	2000	2003	2004	2005	
				All Units	Single Family Units
United States	1,535	1,840	1,774	1,708	1,398
Alabama	21.2	21.0	20.2	20.1	16.8
Alaska	2.1	2.3	2.2	2.0	1.5
Arizona	60.0	70.9	66.7	64.1	57.3
Arkansas	12.5	13.6	13.4	13.0	9.5
California	128.2	182.4	184.7	178.4	137.0
Colorado	45.9	37.9	36.7	37.6	30.8
Connecticut	10.0	9.5	9.1	8.8	7.9
Delaware	5.2	6.8	6.6	6.2	6.1
District of Columbia	0.4	1.7	1.4	1.1	0.2
Florida	148.1	205.1	194.4	181.9	139.9
Georgia	81.5	96.4	92.5	37.6	76.0
Hawaii	3.8	6.9	7.0	8.8	5.6
Idaho	11.5	13.9	13.4	6.2	11.4
Illinois	48.1	65.2	63.3	1.1	47.6
Indiana	37.6	42.5	41.0	181.9	34.6
Iowa	13.0	16.1	15.6	14.8	12.2
Kansas	15.2	14.1	14.0	13.7	12.0
Kentucky	21.4	20.4	19.8	19.7	16.8
Louisiana	15.8	19.2	18.9	18.2	15.8
Maine	5.8	7.7	7.7	7.1	6.9
Maryland	27.9	29.3	29.5	29.2	24.0
Massachusetts	17.7	17.1	16.6	16.3	12.6
Michigan	50.9	57.4	55.5	53.6	47.7
Minnesota	30.7	44.1	42.5	39.7	33.9
Mississippi	12.8	12.5	12.2	12.1	9.8
Missouri	26.0	29.0	27.9	27.6	24.6
Montana	2.2	3.1	2.9	2.7	2.1
Nebraska	8.4	10.7	10.6	10.0	8.9
Nevada	34.5	42.1	39.6	38.0	29.7
New Hampshire	6.0	8.1	7.7	7.1	6.0
New Jersey	31.2	29.0	28.7	27.7	21.2
New Mexico	8.1	11.6	10.9	10.5	9.3
New York	34.9	44.1	41.2	38.9	22.8
North Carolina	74.8	79.6	76.2	74.4	63.2
North Dakota	2.7	3.9	3.8	3.4	2.4
Ohio	45.3	55.0	52.6	51.0	44.4
Oklahoma	15.5	14.8	13.9	13.6	12.0
Oregon	22.2	22.1	19.8	20.0	15.7
Pennsylvania	37.5	42.7	41.4	40.3	35.6
Rhode Island	2.7	2.4	2.5	2.3	2.1
South Carolina	33.9	38.3	36.7	34.9	29.7
South Dakota	3.5	5.3	5.2	4.9	4.2
Tennessee	33.9	35.4	34.7	34.6	30.8
Texas	148.4	177.3	168.0	159.4	125.4
Utah	19.5	21.8	20.5	20.1	16.8
Vermont	2.4	3.0	2.9	2.6	2.6
Virginia	50.2	57.3	55.9	54.1	47.1
Washington	40.9	42.3	39.8	39.2	31.1
West Virginia	5.3	4.9	4.9	4.8	4.6
Wisconsin	32.0	40.1	39.1	37.6	29.5
Wyoming	1.8	2.2	2.1	2.1	2.1

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

SOURCE: *Statistical Abstract of the United States, 2004-2005*, www.census.gov/prod/2004pubs/03statab/construct.pdf (last viewed July 27, 2005); National Association of Home Builders, Economics Division. Data provided by the Econometric Forecasting Service.

TABLE I-4
Homeownership Rates¹
United States by State — Selected Years 1985-2003

State	1985	1990(r)	1995	2000	2002(a)	2003
United States	63.9%	63.9%	64.7%	67.4%	67.9%	68.3%
Alabama	70.4	68.4	70.1	73.2	73.5	76.2
Alaska	61.2	58.4	60.9	66.4	67.3	70.0
Arizona	64.7	64.5	62.9	68.0	65.9	67.0
Arkansas	66.6	67.8	67.2	68.9	70.2	69.6
California	54.2	53.8	55.4	57.1	58.0	58.9
Colorado	63.6	59.0	64.6	68.3	69.1	71.3
Connecticut	69.0	67.9	68.2	70.0	71.6	73.0
Delaware	70.3	67.7	71.7	72.0	75.6	77.2
District of Columbia	37.4	36.4	39.2	41.9	44.1	43.0
Florida	67.2	65.1	66.6	68.4	68.7	69.5
Georgia	62.7	64.3	66.6	69.8	71.7	71.4
Hawaii	51.0	55.5	50.2	55.2	57.4	58.3
Idaho	71.0	69.4	72.0	70.5	73.0	74.4
Illinois	60.6	63.0	66.4	67.9	70.2	70.7
Indiana	67.6	67.0	71.0	74.9	75.0	74.4
Iowa	69.9	70.7	71.4	75.2	73.9	73.4
Kansas	68.3	69.0	67.5	69.3	70.2	70.3
Kentucky	68.5	65.8	71.2	73.4	73.5	74.4
Louisiana	70.2	67.8	65.3	68.1	67.1	67.5
Maine	73.7	74.2	76.7	76.5	73.9	73.7
Maryland	65.6	64.9	65.8	69.9	72.0	71.6
Massachusetts	60.5	58.6	60.2	59.9	62.7	64.3
Michigan	70.7	72.3	72.2	77.2	76.0	75.6
Minnesota	70.0	68.0	73.3	76.1	77.3	77.2
Mississippi	69.6	69.4	71.1	75.2	74.8	73.4
Missouri	69.2	64.0	69.4	74.2	74.6	74.0
Montana	66.5	69.1	68.7	70.2	69.3	71.5
Nebraska	68.5	67.3	67.1	70.2	68.4	69.5
Nevada	57.0	55.8	58.6	64.0	65.5	64.8
New Hampshire	65.5	65.0	66.0	69.2	69.5	74.4
New Jersey	62.3	65.0	64.9	66.2	67.2	66.9
New Mexico	68.2	68.6	67.0	73.7	70.3	70.3
New York	50.3	53.3	52.7	53.4	55.0	54.3
North Carolina	68.0	69.0	70.1	71.1	70.0	70.0
North Dakota	69.9	67.2	67.3	70.7	69.5	68.7
Ohio	67.9	68.7	67.9	71.3	72.0	72.8
Oklahoma	70.5	70.3	69.8	72.7	69.4	69.1
Oregon	61.5	64.4	63.2	65.3	66.2	68.0
Pennsylvania	71.6	73.8	71.5	74.7	74.0	73.7
Rhode Island	61.4	58.5	57.9	61.5	59.6	59.9
South Carolina	72.0	71.4	71.3	76.5	77.3	75.0
South Dakota	67.6	66.2	67.5	71.2	71.5	70.9
Tennessee	67.6	68.3	67.0	70.9	70.1	70.8
Texas	60.5	59.7	61.4	63.8	63.8	64.5
Utah	71.5	70.1	71.5	72.7	72.7	73.4
Vermont	69.5	72.6	70.4	68.7	70.2	71.4
Virginia	68.5	69.8	68.1	73.9	74.3	75.0
Washington	66.8	61.8	61.6	63.6	67.0	65.9
West Virginia	75.9	72.0	73.1	75.9	77.0	78.1
Wisconsin	63.8	68.3	67.5	71.8	72.0	72.8
Wyoming	73.2	68.9	69.0	71.0	72.8	72.9

r Revised.

a Based on 2000 population controls.

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

SOURCE: *Statistical Abstract of the United States, 2004-2005*, www.census.gov/prod/2004pubs/03statab/construct.pdf (last viewed July 27, 2005); United States Bureau of the Census.

TABLE I-5
Homeownership Rates, by Age of Householder¹ and Household Status
United States — Selected Years 1985-2003

Age	1985	1990	1995	1997	1998	1999	2000	2001	2002(a)	2003
--- Age of Householder ---										
All Ages	63.9%	63.9%	64.7%	65.7%	66.3%	66.8%	67.4%	67.8%	67.9%	68.3%
Less than 25 years	17.2	15.7	15.9	17.7	18.2	19.9	21.7	22.5	23.0	22.8
25 to 29	37.7	35.2	34.4	35.0	36.2	36.5	38.1	38.9	39.0	39.8
30 to 34	54.0	51.8	53.1	52.6	53.6	53.8	54.6	54.8	55.0	56.5
35 to 39	65.4	63.0	62.1	62.6	63.7	64.4	65.0	65.5	65.2	65.1
40 to 44	71.4	69.8	68.6	69.7	70.0	69.9	70.6	70.8	71.7	71.3
45 to 49	74.3	73.9	73.7	74.2	73.9	74.5	74.7	75.4	74.9	75.4
50 to 54	77.5	76.8	77.0	77.7	77.8	77.8	78.5	78.2	77.8	77.9
55 to 59	79.2	78.8	78.8	79.7	79.8	80.7	80.4	81.0	80.8	80.9
60 to 64	79.9	79.8	80.3	80.5	82.1	81.3	80.3	81.8	81.5	81.9
65 to 69	79.5	80.0	81.0	81.9	81.9	82.9	83.0	82.4	82.8	82.5
70 to 74	76.8	78.4	80.9	82.0	82.2	82.8	82.6	82.5	82.5	82.0
75 and Over	69.8	72.3	74.6	75.8	76.2	77.1	77.7	78.1	78.4	78.7
--- Type of Household ---										
Family Households										
Married-Couple Families	78.2%	78.1%	79.6%	80.8%	81.5%	81.8%	82.4%	82.9%	83.1%	83.3%
Male Householder, No Spouse Present	57.8	55.2	55.3	54.0	55.7	56.1	57.5	57.9	58.0	57.9
Female householder, No Spouse Present	45.8	44.0	45.1	46.1	47.0	48.2	49.1	49.9	49.2	49.6
Nonfamily Households										
One-Person	45.8	49.0	50.5	51.8	52.1	51.8	53.6	54.4	54.8	55.2
Male Householder	38.8	42.4	43.8	45.2	45.7	56.1	47.4	48.2	48.7	50.0
Female Householder	51.3	53.6	55.4	56.7	56.9	48.2	58.1	59.0	59.4	59.1
Other										
Male Householder	30.1	31.7	34.2	35.9	36.7	37.2	38.0	38.6	38.8	40.0
Female Householder	30.6	32.5	33.0	39.5	40.3	41.5	40.6	41.0	41.6	43.1

a Based on 2000 census controls.

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

SOURCE: *Statistical Abstract of the United States, 2004-2005*, www.census.gov/prod/2004pubs/03statab/construct.pdf (last viewed July 29, 2005); United States Bureau of the Census.

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 — Selected Years 1990-2003**

Characteristics	1990	1995	2000	2002	2003	Characteristics	1990	1995	2000	2002	2003
Total Houses (thousands)	966	1,066	1,242	1,325	1,386						
Construction Type	100%	100%	100%	100%	100%	Bedrooms	100%	100%	100%	100%	100%
Site Built	NA	94	94	94	95	Two or Less	15	13	11	11	12
Modular	NA	3	3	3	3	Three	57	57	54	52	51
Other	NA	3	3	3	2	Four or More	29	30	35	36	37
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	5
Wood	39	25	14	10	8	2	42	41	39	39	38
Stucco	18	16	17	19	21	2-1/2 or More	45	48	54	55	56
Vinyl Siding ¹	NA	30	39	40	38	Heating Fuel	100%	100%	100%	100%	100%
Aluminum Siding	5	3	1	1	1	Electricity	59	67	70	68	70
Other ¹	20	6	7	11	13	Gas	33	28	27	28	27
Floor Area (square feet)	100%	100%	100%	100%	100%	Oil	5	3	3	3	2
Under 1,200	11	10	6	5	5	Other	3	1	1	1	1
1,200 to 1,599	22	22	18	19	17	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	19	Electric Heat Pump	23	25	23	23	24
2,400 and Over	29	28	35	37	38	Other	12	9	6	6	5
Average	2,080	2,095	2,266	2,320	2,330	Central Air-Conditioning	100%	100%	100%	100%	100%
Median	1,905	1,920	2,057	2,114	2,137	With	76	80	85	87	88
Number of Stories	100%	100%	100%	100%	100%	Without	24	20	15	13	12
One	46	49	47	47	46	Fireplaces	100%	100%	100%	100%	100%
Two or More	49	48	52	52	53	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	34	32	Garage	82	84	89	88	88
Slab	40	42	46	50	52	Carport	2	2	1	1	1
Crawl Space	21	19	17	16	15	No Garage or Carport	16	14	11	10	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, 2004-2005*, www.census.gov/prod/2004pubs/03statab/construct.pdf (last viewed July 29, 2005); 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
Schuylar	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
Existing Home Sales
United States by State — Selected Years 1990-2003
(thousands)

State	1990(r)	2000(r)	2002	2003
United States	3,599	5,814	6,387	6,998
Alabama	52.0	79.8	97.9	114.5
Alaska	12.3	17.7	21.2	25.3
Arizona	71.8	167.0	204.3	239.3
Arkansas	33.7	57.7	67.0	70.6
California	413.1	677.8	667.9	698.8
Colorado	77.7	147.0	144.3	151.7
Connecticut	37.4	49.4	51.5	52.5
Delaware	7.9	8.0	9.0	10.6
District of Columbia	7.2	13.4	14.1	15.6
Florida	281.1	529.9	578.1	652.8
Georgia	91.2	152.2	184.3	197.3
Hawaii	19.0	21.3	27.1	33.0
Idaho	22.3	28.5	30.4	34.4
Illinois	163.3	241.1	262.8	282.0
Indiana	83.6	129.5	146.1	145.3
Iowa	42.8	54.4	59.5	66.1
Kansas	36.8	65.8	75.0	85.5
Kentucky	47.9	75.6	84.3	94.3
Louisiana	57.1	89.0	95.5	102.4
Maine	17.0	37.6	39.3	41.1
Maryland	67.0	106.7	124.8	134.6
Massachusetts	47.9	88.6	91.4	97.7
Michigan	137.6	153.3	168.6	179.4
Minnesota	68.1	108.0	137.5	149.8
Mississippi	28.2	47.6	59.1	64.2
Missouri	77.1	119.9	125.4	148.6
Montana	13.5	18.5	24.0	26.6
Nebraska	23.6	32.4	34.3	39.1
Nevada	26.9	52.4	74.5	97.5
New Hampshire	13.5	40.3	33.9	41.6
New Jersey	85.7	135.3	140.3	145.5
New Mexico	24.7	28.7	37.4	42.4
New York	135.9	179.8	191.1	194.7
North Carolina	98.9	233.5	247.2	283.4
North Dakota	8.5	10.4	11.8	13.1
Ohio	146.9	192.2	210.6	232.1
Oklahoma	62.2	96.5	114.0	125.5
Oregon	56.6	59.9	69.0	76.6
Pennsylvania	143.2	169.3	178.5	191.6
Rhode Island	9.6	19.5	19.5	20.2
South Carolina	54.3	107.6	121.5	143.0
South Dakota	10.8	15.4	18.2	20.4
Tennessee	66.2	148.4	165.4	196.5
Texas	311.8	549.0	593.1	631.4
Utah	29.4	47.7	55.0	61.5
Vermont	7.2	6.7	7.2	7.5
Virginia	89.3	138.9	160.4	177.4
Washington	85.9	173.7	179.7	208.2
West Virginia	22.6	22.6	27.7	30.2
Wisconsin	62.1	97.0	111.7	118.7
Wyoming	8.5	12.6	13.9	15.2

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.

r Revised.

SOURCE: *Statistical Abstract of the United States, 2004-2005*, www.census.gov/prod/2004pubs/03statab/construct.pdf (last viewed August 2, 2005); National Association of REALTORS®, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly.

TABLE I-16
Existing One-Family Homes, Median Sales Price
United States by Selected Metropolitan Areas¹ — 2001-03
(thousands)

Metropolitan Area	Median Sales Price		
	2001(r)	2002	2003
United States	\$ 147.8	\$ 158.1	\$ 170.0
Akron, OH	113.6	115.3	116.7
Albany-Schenectady-Troy, NY	121.6	126.0	141.9
Albuquerque, NM	133.3	133.8	138.4
Amarillo, TX	90.2	91.9	95.7
Anaheim-Santa Ana MSA (Orange Cty), CA ²	355.6	412.7	487.0
Appleton-Oshkosh-Neenah, WI	105.1	112.7	118.6
Atlanta, GA	138.8	146.5	152.4
Atlantic City, NJ	125.7	143.6	174.4
Aurora-Elgin, IL	178.2	193.3	208.1
Austin-San Marcos, TX	152.0	156.5	156.7
Baltimore, MD	158.2	179.6	208.9
Baton Rouge, LA	114.0	116.9	121.2
Beaumont-Port Arthur, TX	84.0	84.3	88.4
Biloxi-Gulfport, MS	96.0	100.2	107.6
Birmingham, AL	133.6	137.4	137.5
Boise City, ID	130.0	123.2	130.6
Boston, MA	NA	NA	354.8
Bradenton, FL ³	137.8	150.0	172.7
Buffalo-Niagara Falls, NY	84.1	85.0	88.6
Canton, OH	107.8	109.0	114.4
Cedar Rapids, IA	115.7	118.8	122.8
Champaign-Urbana-Rantoul, IL	100.4	107.1	118.3
Charleston, SC	150.8	159.4	168.9
Charleston, WV	104.7	107.2	110.9
Charlotte-Gastonia-Rock Hill, NC-SC	145.3	149.1	151.5
Chattanooga, TN-GA	107.3	112.3	116.7
Chicago, IL	198.5	220.9	238.9
Cincinnati, OH-KY-IN	130.2	134.1	138.9
Colorado Springs, CO	173.3	176.9	184.5
Columbia, SC	115.8	119.5	123.6
Columbus, OH	135.7	140.3	146.3
Corpus Christi, TX	91.6	94.4	102.1
Dallas, TX	131.1	135.2	138.4
Davenport-Moline-Rock Island, IA-IL	89.6	95.0	100.6
Daytona Beach, FL	93.7	108.3	124.9
Dayton-Springfield, OH	106.9	112.6	114.6
Denver, CO	218.3	228.1	238.2
Des Moines, IA	125.3	130.2	133.9
El Paso, TX	85.8	88.9	92.9
Eugene-Springfield, OR	134.6	143.7	151.7
Fargo-Moorhead, ND-MN	99.5	107.7	115.1
Ft. Lauderdale-Hollywood-Pompano Beach, FL	168.1	197.0	227.6
Ft. Myers-Cape Coral, FL	NA	133.6	147.6
Ft. Wayne, IN	93.9	94.9	93.2
Gainesville, FL	118.0	130.0	145.0
Gary-Hammond, IN	114.1	114.3	119.2
Grand Rapids, MI	121.1	125.3	129.9
Green Bay, WI	123.8	130.1	NA
Greensboro-Winston-Salem-High Point, NC	132.7	135.8	137.3
Greenville-Spartanburg, SC	124.5	125.3	129.6
Hartford, CT	167.3	175.9	202.3
Honolulu, HI	299.9	335.0	383.7
Houston, TX	122.4	132.8	136.4
Indianapolis, IN	116.9	116.8	121.1
Jacksonville, FL	109.9	117.8	131.6
Kalamazoo, MI	112.3	117.8	123.4
Kansas City, MO-KS	135.7	137.4	144.2
Knoxville, TN	117.2	118.4	130.5
Lake County, IL	178.9	240.0	257.9
Lansing-East Lansing, MI	119.5	126.4	133.6
Las Vegas, NV	149.1	159.8	179.2
Lexington-Fayette, KY	121.7	127.1	133.4
Lincoln, NE	117.4	122.4	131.5
Little Rock-North Little Rock, AR	95.1	95.7	104.8
Los Angeles Area, CA ²	241.4	290.0	354.7
Louisville, KY-IN	NA	125.2	131.7

(continued on following page)

TABLE I-16 (continued)

Existing One-Family Homes, Median Sales Price
United States by Selected Metropolitan Areas¹ — 2001-03
(thousands)

Metropolitan Area	Median Sales Price		
	2001(r)	2002	2003
Madison, WI	162.5	177.0	188.7
Melbourne-Titusville-Palm Bay, FL	98.4	112.7	131.3
Memphis, TN-AR-MS	125.1	129.4	133.8
Miami-Hialeah, FL	162.7	189.8	226.8
Milwaukee, WI	149.4	173.8	182.1
Minneapolis-St. Paul, MN-WI	167.4	185.0	199.6
Mobile, AL	106.9	114.9	120.7
Montgomery, AL	NA	113.6	115.7
New Haven-Meriden, CT	168.0	192.3	225.3
New Orleans, LA	117.4	123.5	130.8
New York-North New Jersey-Long Island,NY-NJ-CT	258.2	309.8	353.0
New York: Bergen-Passaic, NJ	288.8	337.9	370.7
New York: Middlesex-Somerset-Hunterdon, NJ	244.3	284.1	314.0
New York: Monmouth-Ocean, NJ	208.6	251.7	288.3
New York: Nassau-Suffolk, NY	248.4	312.9	364.5
New York: Newark, NJ	263.1	300.5	331.2
Oklahoma City, OK	95.0	100.1	103.0
Omaha, NE-IA	117.1	122.4	128.1
Orlando, FL	124.1	136.6	145.1
Pensacola, FL	105.0	112.2	116.4
Peoria, IL	88.6	88.0	93.1
Philadelphia, PA-NJ	134.8	146.1	168.0
Phoenix, AZ	139.4	143.8	152.5
Pittsburgh, PA	97.8	101.5	107.2
Portland, ME	158.0	180.0	199.1
Portland, OR	172.3	180.4	192.0
Providence, RI	158.0	193.2	233.4
Raleigh-Durham, NC	168.2	172.2	174.7
Reno, NV	165.1	183.2	204.9
Richland-Kennewick-Pasco, WA	NA	140.8	145.3
Richmond-Petersburg, VA	133.3	142.3	155.1
Riverside-San Bernardino, CA ²	156.7	176.5	221.0
Rochester, NY	92.2	93.8	99.4
Rockford, IL	101.5	106.9	114.4
Sacramento, CA ²	173.2	210.2	247.6
Saint Louis, MO-IL	116.2	117.0	121.2
Salt Lake City-Ogden, UT	147.6	148.8	148.0
San Antonio, TX	103.8	110.4	118.1
San Diego, CA ²	298.6	364.2	424.9
San Francisco Bay Area, CA ²	475.9	517.1	558.1
Sarasota, FL ³	NA	176.2	207.9
Seattle, WA	245.4	254.0	268.8
Shreveport, LA	88.0	90.3	100.7
Sioux Falls, SD	113.9	116.7	123.2
South Bend-Mishawaka, IN	92.8	91.0	91.1
Spokane, WA	108.0	108.7	120.3
Springfield, IL	87.3	90.6	93.7
Springfield, MA	127.4	139.8	153.4
Syracuse, NY	86.1	86.4	95.0
Tacoma, WA	159.5	170.4	178.1
Tallahassee, FL	129.7	136.9	137.1
Tampa-St. Petersburg-Clearwater, FL	123.6	133.5	138.1
Toledo, OH	110.6	109.6	111.4
Topeka, KS	88.7	89.0	97.3
Trenton, NJ	165.3	179.5	212.4
Tucson, AZ	128.8	146.4	156.3
Tulsa, OK	110.0	106.7	110.4
Washington, DC-MD-VA	213.9	250.2	286.2
Waterloo-Cedar Falls, IA	84.5	87.8	91.3
Wichita, KS	94.9	98.1	100.5
Wilmington, DE-NJ-MD	136.5	150.1	166.2
Worcester, MA	152.6	225.6	252.6

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 into Chicago. The source still collects price data on the previous jurisdictions.

SOURCE: *Statistical Abstract of the United States, 2004-2005*, www.census.gov/prod/2004pubs/03statab/construct.pdf (last viewed August 2, 2005); 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 — 2002-04**

County	2002(r)	2003(r)	2004(p)	Percent Change 2002 to 2004
New York State ¹	\$ 169,900	\$ 198,500	\$ 232,000	36.9%
New York City				
Kings	332,500	430,000	235,000	-29.3
Queens	307,000	370,000	420,000	36.8
Richmond	270,000	312,000	330,000	22.2
Rest of State				
Albany	128,700	146,000	164,400	27.7
Allegany	59,925	50,500	52,000	-13.2
Broome	74,200	80,000	84,500	13.9
Cattaraugus	65,000	65,000	68,950	6.1
Cayuga	74,600	76,500	83,400	11.8
Chautauqua	63,200	64,950	69,000	9.2
Chemung	69,000	75,000	78,000	13.0
Chenango	63,000	66,500	73,282	16.3
Clinton	89,900	98,150	114,950	27.9
Columbia	150,000	165,000	215,000	43.3
Cortland	71,900	75,250	79,900	11.1
Delaware	65,000	78,000	79,250	21.9
Dutchess	240,000	273,000	300,000	25.0
Erie	89,900	95,000	101,500	12.9
Essex	120,000	117,653	112,000	-6.7
Franklin	67,500	70,800	74,750	10.7
Fulton	NA	NA	NA	NA
Genesee	78,500	84,000	84,000	7.0
Greene	90,000	122,000	139,000	54.4
Hamilton	NA	NA	NA	NA
Herkimer	65,000	67,300	69,900	7.5
Jefferson	65,000	69,899	76,000	16.9
Lewis	60,175	60,000	79,700	32.4
Livingston	93,000	96,450	103,700	11.6
Madison	90,000	90,000	95,000	5.6
Monroe	103,000	109,000	113,500	10.2
Montgomery	63,300	65,500	76,320	20.6
Nassau	350,000	395,000	440,000	25.7
Niagara	76,805	80,560	80,025	4.2
Oneida	69,750	77,375	83,000	19.0
Onondaga	89,900	107,000	110,000	22.4
Ontario	112,000	118,000	113,000	1.0
Orange	195,000	227,500	260,000	33.3
Orleans	64,500	70,000	69,950	8.4
Oswego	67,000	71,000	74,000	10.4
Otsego	76,500	82,500	93,750	22.5
Putnam	307,500	353,250	385,000	25.2
Rensselaer	110,900	119,950	133,000	19.9
Rockland	316,500	357,500	410,000	29.5
St. Lawrence	56,000	60,000	62,000	10.7
Saratoga	159,925	176,450	208,000	30.1
Schenectady	93,750	113,640	123,300	31.5
Schoharie	77,000	93,000	94,500	22.7
Schuyler	76,500	75,000	86,750	13.4
Seneca	83,000	76,450	81,250	-2.1
Steuben	67,900	74,700	73,000	8.1
Suffolk	267,000	316,000	355,000	33.0
Sullivan	91,500	110,000	130,000	42.1
Tioga	83,500	90,000	89,250	6.9
Tompkins	119,101	133,000	150,000	25.9
Ulster	155,000	181,000	210,500	35.8
Warren	122,750	130,000	154,638	26.0
Washington	72,000	80,000	88,000	22.2
Wayne	92,500	95,000	97,150	5.0
Westchester	525,000	560,000	640,000	21.9
Wyomings	73,623	76,000	75,000	2.0
Yates	87,500	91,250	87,500	-0.8

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®.

r Revised.

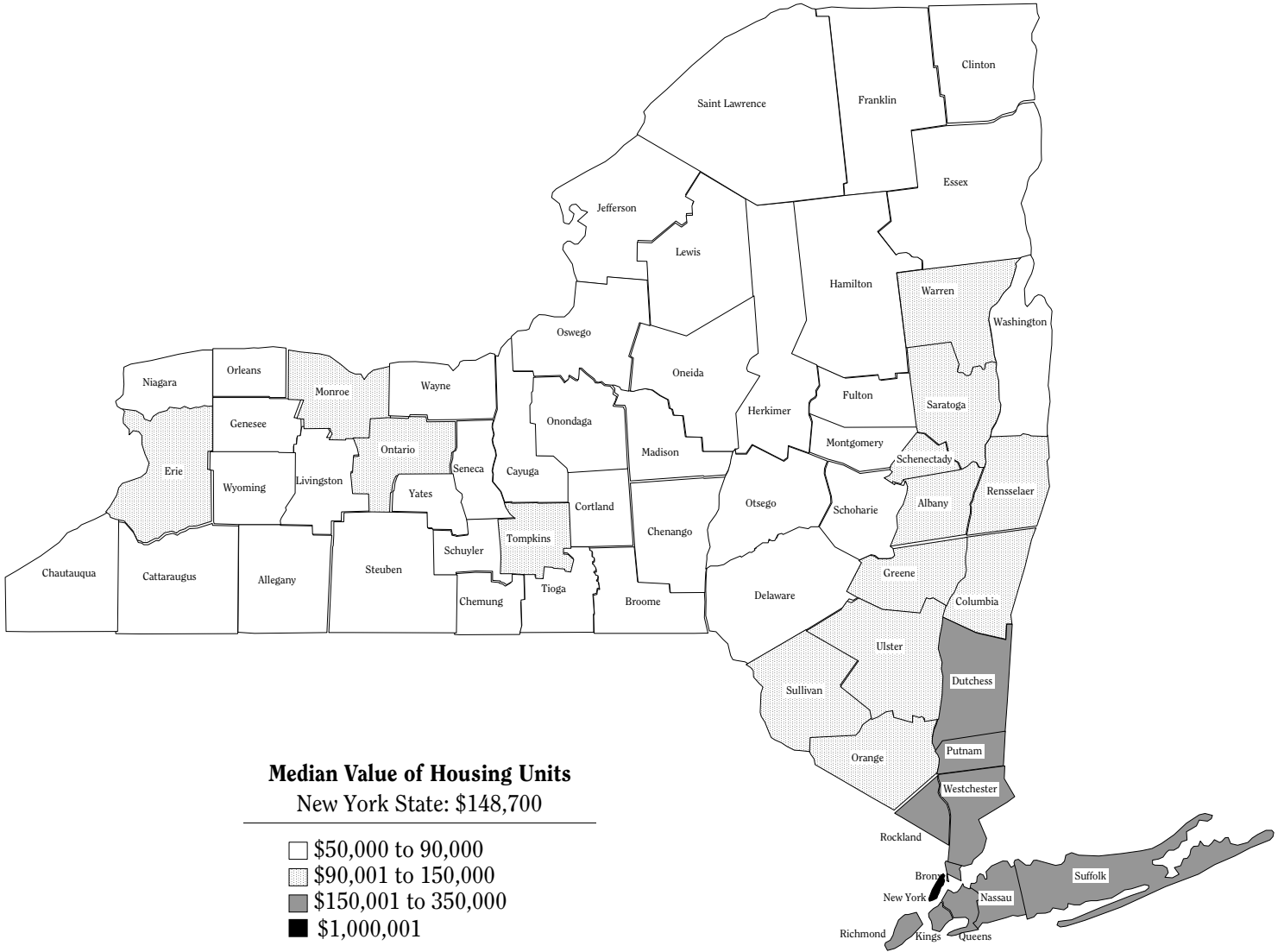
p Preliminary.

NA Not available.

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; www.nysar.com/pdfs/annualmedian.pdf (last viewed February 9, 2005).

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 — 1999-2003**

County	January 1999(r)	January 2000(r)	January 2001(r)	January 2002(r)	January 2003(a)
New York State	NA	NA	NA	NA	NA
New York City	\$ 191,000	\$ 215,000	\$ 255,600	\$ 285,000	\$ 330,000
Bronx	180,000	197,300	228,700	245,000	274,000
Kings	200,000	222,000	265,000	290,000	335,000
New York	361,000	580,000	575,000	560,000	495,000
Queens	198,000	220,000	252,000	284,000	335,000
Richmond	172,500	193,100	216,500	250,000	286,000
Rest of State	130,000	134,000	140,000	150,000	165,000
Albany	109,800	109,000	113,500	117,000	126,000
Allegany	40,000	43,900	47,500	44,900	47,800
Broome	66,000	65,000	69,000	68,500	71,000
Cattaraugus	53,900	55,000	55,000	57,500	58,100
Cayuga	68,000	67,000	71,300	70,000	72,000
Chautauqua	55,000	57,100	59,000	58,000	59,000
Chemung	65,500	70,000	69,100	66,100	72,400
Chenango	51,100	50,000	51,400	49,900	59,900
Clinton	78,500	81,500	82,500	79,900	93,000
Columbia	105,000	114,000	110,000	131,000	140,000
Cortland	64,000	65,000	65,000	67,000	70,000
Delaware	62,500	66,100	66,500	69,900	80,000
Dutchess	142,000	153,000	172,000	195,000	234,900
Erie	87,500	86,500	90,500	93,000	98,000
Essex	73,500	77,900	75,200	75,000	88,000
Franklin	55,000	55,000	59,000	56,800	60,000
Fulton	53,000	53,000	55,000	54,000	58,500
Genesee	75,300	76,500	76,500	80,000	85,000
Greene	79,000	88,000	85,500	91,000	105,000
Hamilton	82,500	80,000	80,000	78,900	99,500
Herkimer	57,000	57,000	60,000	60,000	61,800
Jefferson	60,000	61,600	63,500	65,000	66,000
Lewis	46,000	45,000	50,000	40,000	45,000
Livingston	78,500	82,300	85,000	87,500	90,100
Madison	75,000	80,000	85,000	84,200	86,000
Monroe	94,000	96,500	98,000	100,000	105,000
Montgomery	50,000	51,800	55,000	54,400	55,000
Nassau	220,000	247,000	272,500	310,000	360,000
Niagara	78,000	80,000	82,000	85,800	85,000
Oneida	64,000	64,000	67,500	67,400	72,300
Onondaga	81,000	84,000	87,500	88,500	95,500
Ontario	90,000	91,400	104,000	113,000	120,000
Orange	137,400	140,000	156,000	175,000	205,000
Orleans	66,900	66,100	70,000	67,600	69,900
Oswego	64,000	63,500	65,000	66,300	70,000
Otsego	67,300	68,600	69,900	73,000	77,000
Putnam	188,000	207,000	230,000	259,900	322,300
Rensselaer	88,000	90,000	92,300	97,900	105,000
Rockland	222,000	248,000	275,500	315,000	360,000
St Lawrence	51,600	53,000	54,700	52,000	54,900
Saratoga	115,000	118,700	125,000	140,000	154,900
Schenectady	83,300	85,000	89,900	89,500	90,000
Schoharie	67,900	70,000	70,000	72,500	78,000
Schuyler	58,500	62,300	69,000	65,000	61,000
Seneca	63,000	62,000	69,000	70,900	73,500
Steuben	60,000	60,000	69,500	62,800	63,600
Suffolk	165,000	184,500	210,000	243,000	290,000
Sullivan	74,000	79,000	76,000	86,000	91,500
Tioga	65,000	63,000	68,500	71,000	75,000
Tompkins	96,000	98,000	103,000	109,200	125,000
Ulster	98,500	110,000	117,000	129,900	150,000
Warren	94,000	95,000	105,000	111,000	120,000
Washington	67,200	70,000	68,000	70,500	76,800
Wayne	82,500	86,700	85,900	89,700	92,500
Westchester	298,000	335,000	378,000	416,000	485,000
Wyoming	64,000	65,000	65,000	72,000	70,500
Yates	69,000	75,000	76,500	70,000	78,000

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 — 2002-04

County ¹	2002(r)	2003(r)	2004(p)	Percent Change 2002 to 2004
New York State	97,522	95,534	103,526	6.2%
New York City				
Kings	36	25	19	-47.2
Queens	4,559	4,674	5,755	26.2
Richmond	3,782	3,788	3,678	-2.7
Rest of State				
Albany	2,507	2,206	2,426	-3.2
Allegany	190	254	359	88.9
Broome	1,478	1,536	1,706	15.4
Cattaraugus	421	625	628	49.2
Cayuga	416	541	613	47.4
Chautauqua	947	964	1,084	14.5
Chemung	696	785	665	-5.0
Chenango	792	527	422	-46.7
Clinton	1,356	530	512	-62.6
Columbia	620	581	606	-2.3
Cortland	371	376	346	-6.7
Delaware	322	246	168	-47.8
Dutchess	2,413	2,284	2,880	19.4
Erie	7,685	7,524	7,760	1.0
Essex	240	246	250	4.2
Franklin	247	208	170	-31.2
Fulton	NA	NA	NA	NA
Genesee	528	539	571	7.9
Greene	665	346	370	-44.4
Hamilton	NA	NA	NA	NA
Herkimer	127	162	239	88.2
Jefferson	806	789	1,171	45.3
Lewis	110	82	128	16.4
Livingston	542	502	534	-2.2
Madison	464	509	614	32.3
Monroe	7,524	7,459	7,866	4.2
Montgomery	118	98	169	43.2
Nassau	8,654	8,646	10,111	16.8
Niagara	1,637	1,853	1,858	13.5
Oneida	1,517	1,550	1,619	6.7
Onondaga	4,985	4,475	4,766	-4.4
Ontario	937	892	973	3.1
Orange	4,347	4,045	4,611	6.1
Orleans	455	489	468	2.9
Oswego	803	857	1,007	25.4
Otsego	707	405	352	-50.2
Putnam	1,131	1,154	1,122	-0.8
Rensselaer	1,109	1,018	1,061	-4.3
Rockland	2,411	2,695	2,695	11.8
St. Lawrence	575	690	755	31.3
Saratoga	2,641	2,741	2,686	1.7
Schenectady	1,638	1,536	1,549	-5.4
Schoharie	216	199	201	-6.9
Schuyler	113	107	106	-6.2
Seneca	314	340	314	—
Steuben	681	730	695	1.2
Suffolk	11,448	11,658	12,642	10.4
Sullivan	711	567	710	-0.1
Tioga	347	305	336	-3.2
Tompkins	793	783	820	3.4
Ulster	1,319	1,339	1,613	22.3
Warren	676	755	752	11.2
Washington	265	308	375	41.5
Wayne	851	860	918	7.7
Westchester	5,728	5,537	6,118	6.8
Wyomings	277	324	331	19.1
Yates	197	254	241	20.5

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.

NA Not available.

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; www.nysar.com/pdfs/annualsales.pdf (last viewed February 9, 2005).

— Represents zero.

r Revised.

TABLE I-20

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

Name of Local Board of REALTORS® ¹	All Members	REALTORS®	Associate REALTORS®	Affiliates ²	Non-Members
New York State ³	55,260	45,196	9,069	338	657
Bronx/Manhattan	491	154	337	—	—
Brooklyn	2,403	323	2,080	—	—
Broome	416	415	—	1	—
Buffalo	2,464	515	1,949	—	—
Capital, Greater Association	2,649	2,648	—	1	—
Cattaraugus	94	12	82	—	—
Cayuga	111	111	—	—	—
Chautauqua	316	52	246	18	—
Clinton	130	130	—	—	—
Columbia-Greene	472	449	5	18	—
Cortland	84	84	—	—	—
Dutchess	904	858	4	42	—
Elmira-Corning	319	297	—	—	22
Fulton	72	32	40	—	—
Genesee Valley	172	42	130	—	—
Hamptons	521	47	459	15	—
Ithaca	199	193	—	—	6
Jefferson-Lewis	227	205	—	22	—
Long Island ⁴	22,678	22,002	—	110	566
Manhattan	520	519	—	1	—
Niagara Frontier	42	16	26	—	—
Northern Adirondack	206	201	—	5	—
Orange	2,153	2,151	2	—	—
Oswego	133	129	—	4	—
Otsego-Delaware	412	406	—	6	—
Putnam	494	491	—	3	—
Rochester, Greater Association	2,548	905	1,638	—	5
Rockland	1,506	293	1,213	—	—
St. Lawrence	134	129	—	5	—
Saratoga, Schenectady	288	119	169	—	—
Staten Island	2,365	2,314	1	50	—
Sullivan	310	306	—	4	—
Syracuse, Greater Association	1,350	1,349	—	1	—
Ulster	850	180	670	—	—
Utica-Rome, Greater	347	333	—	14	—
Warren	455	454	1	—	—
Washington	38	21	17	—	—
Westchester	6,136	6,077	—	1	58
Western Steuben-Allegany	79	73	—	6	—
NYS Commercial Board	165	161	—	4	—
Individual	7	—	—	7	—

— 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	—	—	—	1,200,000
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	1	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.

2 Cumulative totals, including units completed and under construction.

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

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 ²			
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 ²			
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 ²			
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.

2 More than one type may apply.

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, 2004-2005*, www.census.gov/prod/2004pubs/03statab/construct.pdf (last viewed July 27, 2005); United States Energy Information Administration.

TABLE I-24

**Commercial Office Buildings
United States by Selected Market Areas — 2003(a)**

Markets	Inventory (thousand square feet)	Vacant Space (thousand square feet)	Vacancy Rate	Construction (thousand square feet)	Net Absorption ¹ (thousand square feet)
United States	4,180,727	674,367	16.13%	56,456	22,791
Akron	4,102	707	17.24	46	-104
Albany	18,224	1,687	9.26	13	218
Albuquerque	12,785	1,645	12.87	180	-2
Allentown	5,882	1,969	33.48	—	-1,008
Annapolis	3,316	350	10.55	15	345
Atlanta	149,902	32,906	21.95	881	-1,018
Austin	33,548	6,467	19.28	525	221
Bakersfield	7,245	565	7.80	28	297
Baltimore	51,243	8,732	17.04	881	1,538
Batavia	482	80	16.66	22	2
Baton Rouge	4,203	444	10.57	—	-10
Binghamton	4,788	676	14.11	18	—
Birmingham	21,033	2,362	11.23	—	-149
Boise	13,488	1,318	9.78	89	458
Boston	140,535	29,505	20.99	2,472	-1,162
Bridgeport/Stratford	6,472	1,208	18.67	—	-42
Buffalo	12,624	1,441	11.42	339	-109
Charleston	5,405	773	14.31	409	120
Charlotte	33,575	4,746	14.14	781	655
Chattanooga	4,608	175	3.80	180	219
Chicago	237,109	44,678	18.84	2,572	-1,230
Cincinnati	30,158	6,305	20.91	189	-560
Cleveland	37,296	6,787	18.20	—	-1,007
Colorado Springs	28,086	2,811	10.01	232	92
Columbia	5,400	749	13.87	360	121
Columbus	39,459	6,014	15.24	284	138
Corpus Christi	2,702	401	14.86	30	50
Dallas	208,546	45,697	21.91	2,047	-3,916
Dayton	13,730	1,972	14.36	—	98
Denver	113,098	18,966	16.77	285	256
Des Moines	11,636	1,240	10.66	260	1,399
Detroit	92,878	13,357	14.38	258	—
El Paso	8,090	1,999	24.71	—	-140
Fargo	4,505	480	10.65	89	100
Fort Wayne	5,852	572	9.77	15	295
Fort Worth	20,237	3,836	18.95	—	-1,268
Fresno	17,339	1,459	8.41	1,063	1,433
Gainesville	3,093	132	4.27	38	-4
Grand Rapids	11,893	1,694	14.25	244	26
Greensboro, High-Point, Winston-Salem	16,254	3,043	18.72	—	70
Greenville	6,985	1,765	25.26	—	-1,045
Hampton Roads	24,865	3,378	13.59	130	1,326
Harrisburg	27,200	2,775	10.20	270	50
Hartford	22,595	4,733	20.95	—	-233
Honolulu	10,143	1,306	12.87	—	-89
Houston	173,407	22,511	12.98	1,652	4,730
Huntsville	4,193	291	6.94	—	140
Indianapolis	26,745	4,988	18.65	191	367
Inland Empire	7,796	758	9.72	418	164
Jackson	17,962	800	4.45	305	190
Jacksonville	19,983	3,521	17.62	248	2,167
Kansas City	43,571	7,945	18.23	1,270	818
Knoxville	7,752	1,001	12.91	126	219
Lake Charles	646	161	24.89	—	-26
Lansing	9,127	1,382	15.15	69	-124,975
Las Vegas	15,810	2,261	14.30	826	1,308
Little Rock	12,382	1,353	10.93	149	293
Long Island	68,130	7,919	11.62	—	-734
Los Angeles-Central	32,192	6,403	19.89	—	-198
Los Angeles-San Fernando Valley	33,772	4,728	14.00	175	486

(Continued on following page)

TABLE I-24 (continued)

Commercial Office Buildings
United States by Selected Market Areas — 2003(a)

Markets	Inventory (thousand square feet)	Vacant Space (thousand square feet)	Vacancy Rate	Construction (thousand square feet)	Net Absorption ¹ (thousand square feet)
Los Angeles-South Bay	28,114	5,754	20.47	80	-788
Los Angeles-West	42,643	7,493	17.57	—	8
Louisville	17,426	3,515	20.17	70	-43
Madison	9,807	1,463	14.92	286	317
Marin County	6,303	893	14.17	—	160
Medford	7,481	787	10.51	327	138
Memphis	24,334	3,295	13.54	489	539
Miami	45,022	5,856	13.01	1,174	14,301
Milwaukee	29,275	4,292	14.66	455	527
Minneapolis/St. Paul	61,714	10,151	16.45	160	480
Mobile	3,235	749	23.16	850	70
Monroe	6,567	600	9.14	160	262
Nashua	2,296	629	27.41	14	-111
Nashville	26,082	4,187	16.05	365	69
New Haven	14,760	2,750	18.63	—	-134
New Jersey Central	81,325	14,279	17.56	400	-3,746
New Jersey Northern	94,364	17,127	18.15	2,645	-1,821
New Orleans	14,943	2,060	13.79	—	-43
New York City-Manhattan	331,566	41,231	12.44	5,911	-1,522
Oakland	29,254	4,740	16.20	—	-318
Oklahoma City	15,275	3,730	24.42	—	-1,475
Omaha	11,806	1,945	16.48	1,160	135
Orange County	86,541	13,889	16.05	616	1,545
Orlando	22,933	3,238	14.12	455	489
Peoria	2,053	460	22.39	—	—
Philadelphia	112,257	23,133	20.61	746	-2,318
Phoenix	30,701	6,463	21.05	347	48
Pittsburgh	70,392	11,314	16.07	554	151
Portland	8,660	380	4.39	175	75
Providence	11,548	690	5.97	311	290
Quad Cities	3,137	290	9.25	30	—
Raleigh	31,373	5,489	17.49	594	-1,467
Reno	6,173	574	9.30	259	271
Richmond	23,719	4,402	18.56	1,095	73
Sacramento	43,648	5,188	11.89	966	2,619
Salt Lake City	20,234	3,988	19.71	—	91
San Antonio	18,447	3,123	16.93	76	-99
San Diego	50,460	6,935	13.74	608	-679
San Francisco	83,279	14,730	17.69	1,077	—
San Jose	18,153	2,611	14.38	—	-331
Santa Rosa/Sonoma Valley	11,355	1,283	11.29	—	1,074
Savannah	1,550	251	16.18	25	-33
Seattle	104,662	14,507	13.86	362	1,274
Shreveport	3,513	524	14.92	—	—
South Bend	3,020	473	15.66	—	72
Spokane	2,512	296	11.78	65	49
Stamford/Norwalk	29,968	2,924	9.76	—	364
St. Louis	42,458	9,054	21.32	218	2,424
Syracuse	7,966	924	11.60	—	-167
Tacoma	3,999	934	23.34	50	-414
Tampa	42,612	7,354	17.26	432	-412
Toledo	9,771	1,557	15.93	196	312
Tucson	7,126	828	11.62	95	173
Tulsa	15,656	2,699	17.24	—	-548
Ventura County	7,600	855	11.25	100	245
Washington	225,660	29,743	13.18	9,997	2,516
Washington, DC/Suburban, MD	59,600	8,288	13.91	1,430	746
West Palm Beach	24,984	3,524	14.11	339	303
Wichita	7,909	1,706	21.57	—	437
Wilmington	12,604	1,978	15.69	—	421
Youngstown	2,825	315	11.15	20	-40

NOTE: Data based on responses from individuals knowledgeable in the local markets.

— Represents zero

a As of mid-October.

1 Net change in occupied stock.

SOURCE: *Statistical Abstract of the United States, 2004-2005*, www.census.gov/prod/2004pubs/03statab/contract.pdf (last viewed August 3, 2005); Society of Industrial and Office REALTORS®, *2003 Comparative Statistics of Industrial and Office Real Estate Markets*.

TABLE I-25

**Construction Contracts — Values of Construction and Floor Space of Buildings
United States — Selected Years 1980-2003**

Year	Total	Nonresidential Buildings										Nonbuilding Construction
		Residential Buildings	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
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	306.5	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	473.0	208.3	173.3	80.9	8.9	40.9	12.4	7.5	4.6	13.8	4.4	91.3
2001r	496.6	219.6	169.1	70.3	8.1	47.0	14.4	7.8	4.8	12.0	4.8	107.9
2002	503.0	248.3	154.8	59.5	5.4	45.3	16.1	7.3	5.1	11.5	4.6	99.9
2003	527.0	282.0	153.5	58.0	6.2	47.4	15.4	6.9	4.5	10.7	4.3	91.5
--- 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
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	5,091	3,253	1,838	1,115	141	261	98	49	48	87	39	X
2000r	4,982	3,113	1,869	1,180	111	273	88	44	49	94	29	X
2001r	4,829	3,158	1,672	989	93	295	92	44	50	80	27	X
2002	4,787	3,352	1,436	810	67	277	97	37	52	71	25	X
2003	5,052	3,672	1,380	781	68	269	92	35	45	66	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, 2004-2005*; McGraw-Hill Construction Dodge, a division of the McGraw-Hill Companies.

TABLE I-26
Value of Private Construction Put in Place
United States — 1995-2003
(millions)

Type of Construction	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total Construction ¹	\$ 427,885	\$ 476,638	\$ 502,734	\$ 551,383	\$ 596,331	\$ 642,633	\$ 652,496	\$ 651,706	\$ 690,019
Residential	247,351	281,115	289,014	314,607	350,562	374,457	388,324	421,912	476,143
New Single Family	153,515	170,790	175,179	199,409	223,837	236,788	249,086	265,889	310,575
New Multi-Family	17,889	20,324	22,883	24,574	27,434	28,259	30,305	32,952	35,318
Improvements	75,947	90,002	90,951	90,624	99,290	109,410	108,933	123,071	130,250
Nonresidential	180,534	195,523	213,720	236,776	245,769	268,176	264,172	229,794	213,876
Lodging	7,131	10,914	12,898	14,818	15,955	16,304	14,519	10,467	9,946
Office ¹	22,996	26,530	32,813	40,394	45,052	52,407	49,745	35,296	30,413
General	20,569	23,216	29,301	37,615	41,745	49,637	47,136	32,356	27,205
Financial	2,339	3,231	3,157	2,636	3,125	2,689	2,586	2,857	3,184
Commercial ¹	44,096	49,381	53,088	55,681	59,376	64,055	63,606	59,183	57,680
Automotive ¹	4,191	5,251	5,736	5,270	5,904	5,967	5,650	5,807	5,017
Sales	883	1,250	1,743	1,542	1,573	1,629	2,014	2,235	2,065
Service/Parts	2,448	2,993	3,213	2,527	3,270	3,009	2,394	2,308	1,854
Parking	860	1,008	781	1,200	1,062	1,330	1,242	1,265	1,099
Food/Beverage ¹	7,169	7,478	8,566	9,118	8,277	8,786	8,765	7,914	8,392
Food	3,062	3,776	4,658	4,665	4,610	4,792	4,300	4,207	4,138
Dining/Drinking	3,408	2,958	3,058	3,817	2,874	2,935	3,441	2,916	3,416
Fast Food	699	744	850	636	793	1,058	1,024	792	837
Multiretail ¹	11,976	13,331	12,157	13,254	15,234	14,911	16,373	15,581	15,496
General Merchandise	5,339	5,159	4,083	3,778	4,668	5,100	5,066	6,009	5,495
Shopping Center	4,086	5,496	5,694	6,045	7,187	6,803	7,769	6,605	6,756
Shopping Mall	2,175	2,189	1,949	2,917	2,873	2,523	2,701	2,108	2,264
Other Commercial ¹	8,432	8,202	10,203	11,050	11,179	13,537	11,945	12,083	11,174
Drug Store	536	750	1,007	1,409	1,645	1,682	1,185	1,644	1,786
Building Supply Store	1,372	1,201	1,323	1,742	1,588	2,592	3,016	2,471	2,310
Other Stores	5,653	5,327	7,090	7,025	6,849	8,136	6,995	7,145	6,119
Warehouse ¹	9,299	11,458	12,563	12,698	13,702	14,822	15,691	11,908	12,305
General Commercial	8,944	10,849	11,501	11,732	12,756	13,511	14,440	10,934	10,993
Ministorage	319	594	993	918	892	1,263	1,226	951	1,297
Farm	3,014	3,658	3,815	4,284	5,059	5,988	5,135	5,786	5,284
Health Care	15,259	15,420	17,390	17,737	18,388	19,455	19,506	22,438	23,648
Hospital	8,807	8,348	9,968	9,469	9,491	10,183	11,313	13,925	14,797
Medical Building	4,064	3,728	4,001	4,070	4,910	5,066	4,638	4,924	5,864
Special Care	2,388	3,344	3,421	4,197	3,987	4,206	3,555	3,538	2,957
Educational ¹	5,699	6,985	8,802	9,829	9,756	11,683	12,846	13,109	13,384
Preschool	326	398	531	619	663	770	874	593	714
Primary/Secondary	1,245	1,560	2,032	2,174	2,420	2,948	3,536	3,605	3,265
Higher Education ¹	3,055	3,619	4,327	4,945	5,204	6,333	6,597	6,875	7,169
Instructional	1,712	2,028	1,991	2,469	2,258	3,058	3,210	3,619	3,597
Dormitory	483	573	789	955	1,274	1,356	1,555	1,528	1,769
Sports/Recreation	192	260	475	403	515	645	755	772	665
Other Educational	817	1,042	1,714	1,798	1,232	1,318	1,421	1,651	1,791
Gallery/Museum	571	662	1,107	1,127	778	920	990	1,312	1,371
Religious ¹	4,348	4,537	5,782	6,604	7,371	8,030	8,393	8,335	8,481
House of Worship	2,951	3,211	3,844	4,549	5,057	5,656	6,040	6,021	6,169
Other Religious	1,389	1,318	1,935	2,054	2,314	2,347	2,330	2,312	2,312
Auxiliary Building	619	620	874	992	1,252	1,280	1,247	1,358	1,264
Public Safety	185	321	569	586	465	423	274	217	191
Amusement and Recreation ¹	5,886	7,016	8,537	8,589	9,550	8,768	7,828	7,478	7,892
Theme/Amusement Park	563	727	723	866	919	747	462	230	252
Sports	910	1,193	1,333	1,136	1,495	1,068	1,067	1,427	1,364
Fitness	637	622	801	889	1,137	1,152	1,294	1,286	1,266
Performance/Meeting Center	365	539	628	603	546	732	977	900	862
Social Center	1,558	1,597	1,979	2,093	2,006	2,368	2,337	2,285	2,044
Movie Theater/Studio	848	1,271	2,199	2,441	2,376	1,461	792	568	832
Transportation ¹	4,759	5,820	6,208	7,290	6,525	6,879	7,058	6,855	6,515
Air	666	871	901	1,093	1,106	1,804	1,993	1,281	1,032
Land	4,008	4,794	5,183	6,112	5,164	4,907	4,883	5,406	5,389
Railroad	3,509	4,398	4,922	5,736	4,670	4,263	4,456	4,665	4,750
Communication	11,112	11,824	12,452	12,473	18,405	18,799	19,596	18,059	12,412
Power ¹	22,006	17,413	16,362	21,078	21,136	28,008	30,032	31,073	27,930
Electricity	14,274	11,256	11,325	12,381	14,585	22,038	23,803	23,400	19,721
Gas	6,279	4,722	4,006	7,372	4,918	4,891	5,078	6,144	6,508
Oil	929	1,015	969	1,265	1,489	1,003	943	1,193	1,117

(Continued on the following page)

TABLE I-26 (continued)
Value of Private Construction Put in Place
United States — 1995-2003
(millions)

Type of Construction	1995	1996	1997	1998	1999	2000	2001	2002	2003
Sewage and Waste Disposal	576	637	468	339	516	508	402	246	298
Water Supply	670	468	448	543	413	714	563	397	394
Manufacturing	35,364	38,101	37,624	40,482	32,631	31,800	29,529	16,403	14,231
Food/Beverage/Tobacco	4,525	4,294	3,957	3,538	3,383	3,374	3,193	2,026	1,774
Textile/Apparel/Leather and Allied	824	743	584	712	456	350	240	204	153
Wood	616	689	522	492	427	412	266	344	260
Paper	1,448	1,711	1,548	1,232	838	628	990	422	558
Print/Publishing	1,197	993	930	1,104	856	719	959	480	431
Petroleum/Coal	4,741	2,348	1,186	1,064	927	1,069	907	640	443
Chemical	5,531	5,445	6,034	8,264	6,181	3,223	3,800	4,052	3,315
Plastic/Rubber	1,475	1,632	1,959	2,137	2,222	1,398	1,077	559	420
Nonmetallic Mineral	856	1,220	1,004	1,481	1,188	1,603	1,734	387	618
Primary Metal	2,533	2,244	2,802	2,603	1,992	1,677	611	173	301
Fabricated Metal	808	1,585	2,162	2,036	1,891	1,823	1,128	602	429
Machinery	1,275	1,169	1,106	1,257	966	731	674	572	506
Computer/Electronic/ Electrical	6,332	8,945	7,537	7,557	4,415	5,386	4,734	1,386	1,006
Transportation Equipment	2,382	2,948	3,453	3,497	3,418	5,347	5,385	2,770	2,291
Furniture	213	308	167	296	282	348	182	105	196
Miscellaneous	607	1,827	2,671	3,212	3,190	3,713	3,651	1,678	1,532

NOTE: Represents value of construction put in place during the year.

Detail may not add to total due to rounding.

1 Includes other types of construction, not shown separately.

SOURCE: *Statistical Abstract of the United States, 2004-05*, www.census.gov/prod/2003pubs/02statab/construct.pdf (last viewed August 23, 2005); United Census Bureau.

TABLE I-27

Value of State and Local Government Construction Put in Place
United States — 1995-2003
(millions)

Type of Construction	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total Construction ¹	\$ 114,181	\$ 123,938	\$ 136,608	\$ 139,984	\$ 155,706	\$ 171,362	\$ 190,715	\$ 203,057	\$ 208,163
Residential	4,043	4,220	4,336	4,340	4,603	4,200	5,025	5,183	5,281
Multifamily	3,976	4,144	4,238	4,242	4,584	4,175	4,950	5,070	5,093
Nonresidential	110,138	119,718	132,272	135,644	151,103	167,163	185,690	197,875	202,882
Office	3,914	4,404	4,619	4,605	4,521	6,256	7,214	7,980	8,258
Commercial ¹	1,329	1,724	2,227	1,993	2,519	2,543	3,197	3,081	3,058
Automotive	965	1,257	1,553	1,603	1,915	1,719	2,492	2,178	2,215
Parking	794	1,020	1,425	1,549	1,703	1,596	2,473	2,152	2,163
Warehouse	231	280	295	258	342	464	395	375	448
Health Care	3,156	3,442	3,501	2,884	3,166	3,944	3,815	4,442	5,228
Hospital	1,960	2,108	2,498	1,980	2,220	2,716	2,756	3,230	3,561
Medical Building	801	937	657	515	494	684	631	649	1,092
Special Care	395	396	345	389	452	545	428	562	576
Educational ¹	25,743	28,603	33,758	35,015	41,117	45,616	50,974	57,549	59,286
Primary/Secondary ¹	17,545	20,009	23,853	26,064	30,494	32,888	35,399	40,611	40,247
Elementary	5,242	6,301	8,015	9,492	10,314	11,939	13,612	14,660	13,275
Middle/Junior High	3,745	3,685	3,988	3,930	5,992	5,676	6,685	8,140	7,993
High	4,833	6,130	6,687	7,627	11,053	12,988	13,587	16,588	18,122
Higher Education ¹	6,883	7,311	8,198	7,721	8,914	10,483	12,897	13,827	15,473
Instructional	4,277	4,746	4,459	4,307	5,272	6,163	7,601	7,728	9,120
Parking	158	169	262	331	369	498	542	419	464
Administration	128	91	189	179	270	287	192	441	235
Dormitory	324	396	388	548	802	1,051	1,378	1,569	2,035
Library	300	439	695	368	327	300	360	425	549
Student Union/Cafeteria	238	231	405	318	298	314	597	999	678
Sports/Recreation	625	538	873	795	767	942	1,243	1,498	1,357
Infrastructure	788	585	654	780	701	814	804	527	623
Other Educational	1,110	1,121	1,250	1,128	1,372	1,602	2,088	2,546	2,699
Library/Archive	704	853	779	566	945	948	1,616	2,050	1,805
Public Safety ¹	5,928	6,718	6,668	7,575	7,858	8,146	7,865	7,582	7,753
Correctional	4,854	5,586	5,701	6,588	6,575	6,611	6,358	5,786	5,577
Detention	4,049	4,749	4,786	5,618	5,338	5,431	4,989	4,346	4,163
Police/Sheriff	804	837	916	970	1,237	1,180	1,369	1,440	1,414
Other Public Safety	1,025	1,126	967	988	1,284	1,534	1,507	1,796	2,176
Fire/Rescue	652	831	773	795	1,095	1,387	1,287	1,569	1,811
Amusement and Recreation ¹	6,142	6,056	6,857	7,666	9,159	10,563	11,863	11,722	11,262
Sports	1,637	1,477	2,311	3,173	3,402	3,181	3,525	3,268	2,775
Performance/Meeting Center	1,751	2,127	1,629	1,343	1,572	2,905	3,788	3,703	3,037
Convention Center	1,224	1,318	938	835	1,099	1,957	2,941	2,703	2,068
Social Center	772	911	961	947	1,399	1,605	1,852	1,840	2,153
Neighborhood Center	581	612	673	622	1,059	1,234	1,379	1,189	1,648
Park/Camp	1,696	1,430	1,874	2,020	2,584	2,681	2,392	2,456	2,718
Transportation	8,967	9,998	9,708	10,197	11,296	14,231	16,117	17,291	17,288
Air ¹	3,855	4,666	4,852	5,594	5,960	7,347	7,961	8,121	8,457
Passenger Terminal	1,209	1,656	2,086	2,196	2,217	3,198	2,822	3,042	3,883
Runway	2,176	2,593	2,260	2,563	3,100	3,520	4,403	4,304	3,925
Land ¹	4,009	4,067	3,642	3,823	4,275	5,649	6,356	7,284	7,664
Passenger Terminal	1,147	1,362	1,237	1,222	1,249	1,366	1,584	1,861	2,255
Mass Transit	1,734	1,787	1,607	1,548	1,347	1,624	2,526	3,368	3,366
Railroad	462	402	401	564	1,033	1,607	1,124	670	477
Water ¹	1,103	1,264	1,214	780	1,061	1,236	1,800	1,886	1,164
Dock/Marina	690	898	729	421	657	940	1,289	1,197	911
Dry Dock/Marine Terminal	204	308	477	352	404	257	485	689	252
Power	2,879	2,503	3,101	2,495	3,228	3,891	4,128	3,237	3,913
Electrical	2,231	2,225	2,893	2,052	2,538	3,714	3,874	2,787	3,348
Distribution	733	656	1,650	1,511	1,494	1,479	1,064	992	1,227
Highway and Street ¹	37,616	39,500	43,017	44,782	49,174	53,081	58,861	60,625	61,991
Pavement	29,164	30,472	32,416	33,180	36,464	39,048	42,897	43,831	43,070
Lighting	659	796	812	1,180	910	878	1,280	951	1,321
Retaining Wall	187	176	493	711	816	1,133	651	793	646
Tunnel	346	430	539	862	926	919	1,116	701	696
Bridge	6,615	6,682	7,299	7,229	8,479	9,568	11,382	12,567	14,436
Toll/Weigh	152	138	219	247	277	331	109	231	205
Maintenance Building	53	159	307	362	354	302	424	317	273
Rest Facility/Streetscape	167	464	722	838	940	901	1,004	1,236	1,340

(Continued on the following page)

TABLE I-27 (continued)

**Value of State and Local Government Construction Put in Place
United States — 1995-2003**

(millions)

Type of Construction	1995	1996	1997	1998	1999	2000	2001	2002	2003
Sewage and Waste Disposal ¹	\$ 8,419	\$ 9,801	\$ 10,515	\$ 9,943	\$ 10,524	\$ 10,249	\$ 11,100	\$ 12,711	\$ 12,782
Sewage/Dry Waste ¹	4,825	6,420	6,830	6,589	7,082	6,836	7,089	8,254	7,994
Plant	1,641	2,173	1,969	1,925	2,178	2,025	1,882	2,221	2,231
Line/Pump Station	2,960	4,001	4,639	4,422	4,612	4,629	5,003	5,872	5,644
Waste Water	3,522	3,346	3,664	3,317	3,436	3,413	4,011	4,457	4,788
Plant	2,467	2,211	2,680	2,276	2,613	2,363	2,991	3,504	3,635
Line/Drain	1,055	1,135	984	1,041	823	1,050	1,020	954	1,153
Water Supply ¹	4,713	5,618	6,493	6,678	6,967	6,972	8,984	9,674	9,599
Plant	1,204	1,372	1,664	1,912	2,154	2,246	3,189	3,170	3,493
Well	212	260	179	247	254	277	309	460	296
Line	2,516	2,841	3,353	3,106	3,089	3,395	4,162	4,305	4,082
Pump Station	286	437	349	418	571	458	537	705	636
Reservoir	208	409	514	429	409	195	325	383	367
Tank/Tower	246	298	433	565	491	402	462	651	725
Conservation and Development ¹	1,265	1,191	1,503	1,444	1,346	1,304	1,400	1,288	1,267
Dam/Levee	329	349	631	597	525	425	317	355	313
Breakwater/Jetty	358	472	360	456	382	377	637	500	597
Dredging	151	83	161	121	177	197	148	109	122

NOTE: Represents value of construction put in place during the year.
Detail may not add to totals due to rounding.

SOURCE: *Statistical Abstract of the United States, 2004-05*, www.census.gov/prod/2003pubs/02statab/construct.pdf (last viewed August 23, 2005); United Census Bureau.

1 Includes other types of construction, not shown separately.

TABLE I-28
Value of Construction Contracts¹
United States by State — Selected Years 2000-03
(millions)

State	2000	2002(r)	2003		
			Total ²	Residential	Non-residential
United States	\$ 472,965	\$ 503,036	\$ 526,996	\$ 282,037	\$ 153,476
Alabama	7,225	6,979	7,522	3,231	2,322
Alaska	1,327	1,971	1,830	542	638
Arizona	13,966	14,427	17,729	11,507	4,688
Arkansas	3,740	3,592	3,974	1,960	1,105
California	52,880	57,777	59,781	33,907	17,320
Colorado	12,491	12,227	11,574	7,142	2,699
Connecticut	5,181	4,779	4,826	2,118	2,294
Delaware	1,350	1,436	1,504	798	446
District of Columbia	1,763	2,491	1,837	311	1,222
Florida	35,086	42,442	48,876	32,217	9,941
Georgia	20,422	19,620	20,084	12,027	5,254
Hawaii	1,409	1,808	2,245	1,363	467
Idaho	2,521	2,619	3,050	2,130	621
Illinois	17,161	20,813	19,034	9,921	5,916
Indiana	11,011	11,261	12,673	6,472	4,307
Iowa	3,776	4,776	6,517	2,097	1,706
Kansas	4,463	4,954	4,529	2,306	1,224
Kentucky	6,625	6,745	7,157	3,250	2,139
Louisiana	5,528	5,251	6,541	2,895	2,080
Maine	1,711	1,842	2,058	1,068	598
Maryland	7,836	8,857	8,972	4,287	3,086
Massachusetts	11,983	9,873	8,751	3,983	3,659
Michigan	14,741	13,034	13,918	7,199	4,400
Minnesota	8,838	9,227	10,446	6,059	2,408
Mississippi	2,917	3,445	3,654	1,700	1,146
Missouri	7,499	8,714	9,358	4,834	2,509
Montana	1,004	950	974	405	243
Nebraska	2,646	3,356	3,457	1,563	1,085
Nevada	6,978	8,106	9,536	5,519	2,225
New Hampshire	2,514	2,419	2,170	1,222	691
New Jersey	10,940	11,418	11,739	4,344	5,135
New Mexico	3,140	2,896	3,096	1,514	1,124
New York	20,757	24,014	20,556	7,589	7,407
North Carolina	17,258	17,755	18,853	11,676	4,891
North Dakota	854	994	1,102	413	246
Ohio	16,270	17,182	16,792	8,193	5,521
Oklahoma	5,330	4,656	5,099	2,537	1,675
Oregon	6,020	6,321	7,356	4,309	1,890
Pennsylvania	14,861	16,345	14,655	6,216	5,793
Rhode Island	1,063	1,330	1,183	558	323
South Carolina	7,759	8,845	9,707	5,621	2,419
South Dakota	1,221	1,279	1,188	564	221
Tennessee	10,108	9,347	10,127	5,882	2,878
Texas	41,129	41,912	44,683	23,583	12,942
Utah	4,421	5,177	4,950	3,276	1,146
Vermont	602	946	890	435	317
Virginia	13,634	14,114	14,970	8,176	4,495
Washington	10,317	10,794	12,788	6,629	3,369
West Virginia	1,859	1,871	1,697	703	485
Wisconsin	8,045	8,976	9,966	5,368	2,491
Wyoming	778	1,071	1,028	421	272

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

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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, 2004-2005*; McGraw-Hill Construction Dodge, a division of McGraw-Hill Companies.

TABLE I-29
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.

