Chapter 14 Questions and Exercises

As Chapter 14 discusses, the housing market is a key aspect of the metropolitan economic and social environment. What is the housing market like in the metropolitan (or micropolitan) areas of interest to you? To explore this question, let’s look first at how housing in those areas is divided among owner-occupied housing, renter-occupied housing, and vacancies in three metro areas of your choice and in one central city within each of those three metro areas. To access housing data, go to the following website: <https://www.huduser.gov/portal/datasets/socds.html>.

1. Within this dataset, go to “Principal Cities” and select data for the most current census year. Then select five different states and within each one a large city. Finally, check off the box for “Housing Units.”

* Calculate the percentage of owner-occupied and rental housing units in each city. How much difference is there in the rate of homeownership?
* Now do the same thing for the same set of principal cities for an earlier census year.
* After calculating the percentage of owner-occupied units in each city, compare and discuss the trend in homeownership in each city.

1. Using the same data source, calculate the vacancy rate for housing units (= 100 – Percent of Occupied Units).

* Among the cities you chose, which have the highest vacancy rates?
* Which factors might account for the variation in the vacancy rates?

1. Using the same data source, check the box for “Household Rents/Owners Values” in order obtain statistics on median rents and home values.

* Among the cities you chose, which has the highest and lowest home values?
* Among the cities you chose, which has the highest and lowest rents?
* Which factors might account for this variation in rents and home values?

To answer this last question, you might consult other data in this website regarding race and ethnicity, educational attainment, and poverty and income.