

Methodology

Topic	Sources	Description	Notes
Age of Housing Stock	Census (American Community Survey), Rosen Consulting Group	Measures the year housing units were built and is an indicator of older and potentially outdated housing stock that may be at higher risk of deterioration in housing quality or in need of rehabilitation or repair. Census ACS 5-Year data used for greater granularity	
Residential Building Permits	Census (Building Permit Survey), Haver Analytics, Rosen Consulting Group	Measures the number of housing units authorized for construction by local permitting jurisdictions (municipalities and counties) and is an indicator of the slowdown in new housing production in many states during the past two decades, relative to the longer-term historical trend.	Due to reporting errors resulting in missing data, permitting of total units in Delaware was omitted for 1975, permitting of 2–4-unit buildings in Delaware was omitted for 1966 and 1975, and permitting of 5+ unit buildings in Vermont was omitted for 1961; National data represents the sum of states, not including territories or the District of Columbia
Total Population	Census (American Community Survey), Haver Analytics	Measures the resident population of the state. Census ACS 1-Year used for most current level	2020 data is from the ACS 1-Yr Experimental dataset
Total Households	Census (American Community Survey), Haver Analytics	Measures the number of households in a state, defined as an occupied housing unit. Census ACS 1-Year used for most current level	2020 data is from the ACS 1-Yr Experimental dataset
Housing Stock	Census (American Community Survey), Haver Analytics	Measures the number of all housing units in a state. Census ACS 1-Year used for most current level	2020 data is from the ACS 1-Yr Experimental dataset

Persons Added Per Housing Unit	Census (American Community Survey), Rosen Consulting Group	Measures population growth relative to housing stock growth; when greater than 2.2, is an indicator that underbuilding trends within a state (relative to demographic trends) are more severe than the national average.	2020 data is from the ACS 1-Yr Experimental dataset
Households Added Per Housing Unit	Census (American Community Survey), Rosen Consulting Group	Measures household formation relative to housing stock growth; when greater than one, is an indicator that the production of new housing supply did not keep pace with demographic trends.	2020 data is from the ACS 1-Yr Experimental dataset

FAQ:

Which datasets were used for both the 2010 and 2020 population estimates?

The one-year American Community Survey (ACS) data were used for 2010 and 2020. The 2020 figures are from the one-year ACS experimental dataset, which was released separate to the typical ACS data due to data collection challenges posed by the pandemic.

Why weren't 2020 Decennial Census figures used as a measure of population level?

While the decennial Census figures are more commonly used as a measure of population level in 2020, we relied on population data from the American Community Survey to maintain consistency, so that comparisons between population and housing data points are based on the same sources wherever possible to avoid methodological differences across Census data sets.