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DC seems poised to continue the past decade’s gains in housing units, households, and population

According to the 2010 Census, there were 296,719 housing units and 266,707 households in DC as of April 2010, increases of 8.0% and 7.4% respectively from the 2000 Census. . DC’s population, 601,723 in 2010, grew by 5.2% over the decade, a slower rate than housing units and households. The average annual increases in housing units and households over the last decade were 2,187 and 1,837, respectively, representing percentage gains of about 0.7% per year.

Housing construction data suggest that similar gains in housing units and households are likely to continue. For example, during the 5 years 2010 to 2015, Reis, Inc., a real estate data firm, expects an increase of 7,350 market rate rental units in larger buildings (an average of 1,470 per year), and increased occupancy in them of 9,077 units (an average of 1,815 per year). (See table 18 on p. 9 of the May 2011 *Trend* report.)

In the future, the rate of increase in housing units and households may continue to outpace population gains. According to the 2010 Census, the past decade saw more non-family households, fewer children, and smaller average household size. (continued on p. 2)

Average annual change in DC population, housing units, and households: 2000 to 2010



DC Population, housing units, and households: 2000 and 2010

	2000	2010	change		Average yearly change
			number	%	
Population	572,059	601,723	29,664	5.2	2,966
Housing units	274,845	296,719	21,874	8.0	2,187
Households (equals occupied units)	248,338	266,707	18,369	7.4	1,837
not-occupied	26,507	30,012	3,505	13.2	
Average household size	2.16	2.11	-0.05		
Housing vacancy rate (%)	9.6	10.1	0.5		

2010 Census/DC Off.of Planning. Not occupied includes rental or sale units in transition, and seasonal or other use.

This briefing document was prepared by Stephen Swaim, DC Office of Revenue Analysis.

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DC population, housing units, and households, continued from p.1

The tables below summarize DC households and population in 2000 and 2010 and changes over the decade.

• Non-family households accounted for 57.7% of all households in 2010, and their increase from 2000 to 2010 exceeded the net increase in all households. As in 2000, single persons accounted for 44% of all households in 2010.

• Households with children represented 20.7% of all households in 2010, down from 24.6% in 2000. Households with children declined by 5,794 (9.5%) over the decade, and the number of children declined by 7,687 (6.0%).

• Changes in household types from 2000 to 2010 include: single person +8,657 (8.0%); married couple +2,028 (3.6%); unmarried partner +5,684 (38.2%); and female householder with children, no husband present -3,378(-13.8%).

—Stephen Swaim, DC Office of Revenue Analysis

DC Households: 2000 and 2010

	2000	2010	change		Percent of total households		
			number	%	2000	2010	change from 2000 to 2010
Total households	248,338	266,707	18,369	7.4			
Non-family households	134,172	153,992	19,820	14.8	54.0	57.7	107.9
Single	108,774	117,431	8,657	8.0	43.8	44.0	47.1
Without children	13,515	27,289	13,774	101.9	5.4	10.2	75.0
With children	11,883	9,272	-2,611	-22.0	4.8	3.5	-14.2
Family households	114,166	112,715	-1,451	-1.3	46.0	42.3	-7.9
Without children	65,062	66,794	1,732	2.7	26.2	25.0	9.4
Married couple	35,890	37,517	1,627	4.5	14.5	14.1	8.9
Female householder, no husband present	22,471	22,497	26	0.1	9.0	8.4	0.1
Other family	6,701	6,780	79	1.2	2.7	2.5	0.4
With own children under 18	49,104	45,921	-3,183	-6.5	19.8	17.2	-17.3
Married couple	20,741	21,142	401	1.9	8.4	7.9	2.2
Female householder, no husband present	24,561	21,183	-3,378	-13.8	9.9	7.9	-18.4
Other family	3,802	3,596	-206	-5.4	1.5	1.3	-1.1

Source: 2010 Census/DC Office of Planning.

DC Population: 2000 and 2010

	2000	2010	change		Percent of total population		
			number	%	2000	2010	change from 2000 to 2010
Total population	572,059	601,723	29,664	5.2			
Living in households	536,497	561,702	25,205	4.7	93.8	93.3	85.0
Living in group quarters such as college dormitories	27,598	32,682	5,084	18.4	4.8	5.4	17.1
Institutionalized	7,964	7,339	-625	-7.8	1.4	1.2	-2.1
Household population: householder, spouse, or partner	319,855	345,936	26,081	8.2	55.9	57.5	87.9
Householder living alone	108,774	117,431	8,657	8.0	19.0	19.5	29.2
Householder living with spouse or unmarried partner	71,517	79,229	7,712	10.8	12.5	13.2	26.0
Spouse of householder	56,631	58,659	2,028	3.6	9.9	9.7	6.8
Unmarried partner of householder	14,886	20,570	5,684	38.2	2.6	3.4	19.2
Householder not living alone, no spouse or partner	68,047	70,047	2,000	2.9	11.9	11.6	6.7
Household population: other adults over 18	87,526	94,337	6,811	7.8	15.3	15.7	23.0
Relatives of householder	50,187	46,591	-3,596	-7.2	8.8	7.7	-12.1
Other non-related to householder	37,339	47,746	10,407	27.9	6.5	7.9	35.1
Household population: children under 18	129,116	121,429	-7,687	-6.0	22.6	20.2	-25.9
Householder's own children	88,899	80,575	-8,324	-9.4	15.5	13.4	-28.1
Children related to householder	22,097	17,444	-4,653	-21.1	3.9	2.9	-15.7
Children not related to householder	18,120	23,410	5,290	29.2	3.2	3.9	17.8

Source: 2010 Census/DC Office of Planning.