III. THE HOUSING MARKET

A. Demand Factors:

The population of Sacramento has increased substantially since 1930. The U.S. Census count in that year was 93,760 persons of 24,687 families. Various estimates place the current population (end of July, 1938) at between 105,000 and 116,000 persons. The most reliable estimates appear to be those of the California Taxpayers' Association, which are based on adjusted school enrollment. Using their estimates with slight adjustments, the population at the end of July, 1938 is estimated to be 108,000. If it is assumed that the average size family is 3.7 persons (as compared with 3.8 at the time of the 1930 census), the number of families would be about 29,000 or an increase of approximately 4,500 families since 1930.

B. Supply Factors:

Building permit data was utilized to determine the additions to the supply of housing existing in 1930. According to these data, permits have been issued since that year for 2,004 dwelling units.

C. Balance of Supply and Demand:

While no actual vacancy surveys have been made in recent years, the current level of vacancy is reported to be very low, probably less than 2%. The Real Property Inventory of 1934 reported a vacancy of about 11%. Thus, it is apparent that there has been a rapid absorption of units in recent years and that new building has not kept pace with the increase in the number of families coming to the city. In order to check the reasonableness of the aforementioned estimates, the R. P. I. and building permit data were utilized. According to the R. P. I., there was a total of 28,021 units in 1934. Since that time building permits have been issued for about 1,682 units. Disregarding demolition and fires which decrease the number of units and alterations which increase the number, based on the R. P. I. and building permit data, there are about (at the end of July, 1938) 29,703 dwelling units in the city.

According to a tabulation made by local brokers, there are only 130 units of all types offered for rent at the present time, as compared with 1,200 in 1935. Using the tabulations of the brokers as a basis for an estimate of current vacancy, after making due allowance for the unoccupied new houses and those which are not listed with brokers, it is estimated that there are about 500 vacant properties in the city or a total vacancy of about 1.7%.