

6

APPENDIX TABLES



Table A-1	Total Homeowner Improvement Expenditures: 2011
Table A-2	Professional and Do-It-Yourself Home Improvement Expenditures: 2011
Table A-3	Total Improvement Expenditures by Homeowner Characteristics: 2011
Table A-4	Professional and Do-It-Yourself Improvement Expenditures by Homeowner Characteristics: 2011
Table A-5	Metropolitan Market Trends in Home Improvement Spending: 2011
Table A-6	Historical Trends in Metropolitan Area Home Improvement Spending

The following Web tables provide historical data on improvement spending and additional homeowner detail such as income quintiles, nativity, metro status, and recent mover status. Visit the Joint Center’s website at www.jchs.harvard.edu.

Table W-1	Total Homeowner Improvement Expenditures: 1995–2011
Table W-2	Professional Home Improvement Expenditures: 1995–2011
Table W-3	Do-It-Yourself Home Improvement Expenditures: 1995–2011
Table W-4	Total Improvement Expenditures by Homeowner Characteristics: 1995–2011
Table W-5	Professional Improvement Expenditures by Homeowner Characteristics: 1995–2011
Table W-6	Do-It-Yourself Improvement Expenditures by Homeowner Characteristics: 1995–2011
Table W-7	Total Homeowner Maintenance and Repair Expenditures: 1995–2011
Table W-8	Supplemental Metropolitan Area Trends in Home Improvement Spending: 2011

Table A-1

Total Homeowner Improvement Expenditures: 2011

	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
Kitchen Remodels			
Minor	1,087	3,278	3,564
Major	730	19,121	13,959
Bath Remodels			
Minor	1,420	1,521	2,160
Major	1,004	9,139	9,177
Room Additions & Alterations			
Kitchen	33	30,219	1,000
Bath	317	7,373	2,334
Created finished bathroom from unfinished space	125	5,541	694
Added bathroom onto home	73	11,801	862
Bathroom created through structural changes	157	4,968	778
Bedroom	490	9,314	4,561
Created finished bedroom from unfinished space	205	6,760	1,386
Added bedroom onto home	98	23,147	2,271
Bedroom created through structural changes	256	3,531	904
Other	1,074	9,130	9,802
Created finished recreation room from unfinished space	237	7,233	1,716
Created other finished inside room from unfinished space	361	5,365	1,939
Added other inside room onto home	202	19,398	3,920
Other room created through structural changes	417	5,339	2,226
Outside Attachments			
Porch/Deck	662	5,113	3,385
Added porch onto home	250	5,732	1,433
Added deck onto home	428	4,555	1,952
Garage/Carport	152	10,260	1,556
Added attached garage onto home	80	16,999	1,364
Added carport onto home	74	2,585	192
Systems and Equipment Additions & Replacements			
Internal water pipes	1,451	1,049	1,522
Plumbing fixtures	3,997	785	3,137
Electrical wiring, fuse boxes or breaker switches	2,194	1,115	2,446
HVAC	3,665	4,558	16,706
Central air conditioning	2,431	3,789	9,210
Built-in heating equipment	2,364	3,171	7,496
Appliances/Major Equipment	7,369	691	5,089
Water heater	3,489	774	2,702
Built-in dishwasher	2,632	536	1,411
Garbage disposal	1,610	181	292
Security system	1,260	543	684
Exterior Additions & Replacements			
Roofing	3,672	5,888	21,617
Siding	1,073	4,713	5,059
Windows or doors	4,335	2,730	11,833
Interior Additions & Replacements			
Insulation	2,032	1,049	2,132
Flooring/Paneling/Ceiling	6,895	2,357	16,250
Wall-to-wall carpeting	2,440	1,890	4,612
Other flooring such as wood, tile, marble, or vinyl	4,770	1,967	9,382
Paneling or ceiling tiles	1,912	1,180	2,256
Other major improvements inside home	665	3,090	2,056
Disaster Repairs			
	942	12,658	11,919
Other Property Additions & Replacements			
Other outside structure	5,637	4,444	25,047
Septic tank	237	7,431	1,759
Driveways or walkways	177	4,195	744
Fencing or walls	1,830	2,620	4,794
Patio, terrace, or detached deck	1,972	1,905	3,756
Swimming pool, tennis court, or other recreational structure	1,294	3,592	4,649
Shed, detached garage, or other building	355	10,460	3,714
Other major improvements or repairs to lot or yard	1,036	4,141	4,288
	384	3,496	1,343
Total	21,341	8,262	176,311

Notes: Homeowner numbers do not add to total because respondents may report projects in more than one category. Household totals were estimated using American Housing Survey and American Community Survey data. Major remodels are defined as professional home improvements of more than \$10,000 for kitchen projects and more than \$5,000 for bath projects, and DIY improvements of more than \$4,000 for kitchen projects and \$2,000 for bath projects.

Source: JCHS tabulations of the 2011 American Housing Survey (AHS).

Professional and Do-It-Yourself Home Improvement Expenditures: 2011

	Professional			Do-It-Yourself		
	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
Kitchen Remodels						
Minor	639	4,532	2,896	448	1,490	668
Major	428	24,974	10,684	302	10,837	3,275
Bath Remodels						
Minor	745	2,160	1,609	674	816	550
Major	522	12,801	6,680	482	5,177	2,497
Room Additions & Alterations						
Kitchen	27	33,940	919	6	13,477	81
Bath	169	10,609	1,798	148	3,611	536
Bedroom	216	14,998	3,245	275	4,779	1,316
Other	531	14,434	7,668	561	3,801	2,134
Outside Attachments						
Porch/Deck	337	7,645	2,575	325	2,490	810
Garage/Carport	82	15,191	1,249	70	4,429	308
Systems and Equipment Additions & Replacements						
Internal Water Pipes	888	1,489	1,323	563	354	199
Plumbing Fixtures	1,934	1,110	2,147	2,063	480	990
Electrical System	1,433	1,456	2,086	761	473	360
HVAC	3,212	4,783	15,365	514	2,607	1,341
Appliances/Major Equipment	4,802	789	3,786	2,883	452	1,302
Exterior Additions & Replacements						
Roofing	3,018	6,540	19,742	653	2,870	1,875
Siding	720	6,101	4,392	354	1,888	667
Windows/Doors	2,825	3,554	10,039	1,510	1,188	1,794
Interior Additions & Replacements						
Insulation	1,059	1,502	1,590	973	557	542
Flooring/Paneling/Ceiling	4,308	2,974	12,809	2,989	1,151	3,441
Other Interior	467	3,692	1,725	227	1,455	331
Disaster Repairs						
	775	13,989	10,842	167	6,464	1,077
Other Property Additions & Replacements						
	3,449	5,835	20,127	2,521	1,952	4,920
Total	16,033	9,062	145,297	10,039	3,089	31,013

Notes: Homeowner numbers do not add to total because respondents may report projects in more than one category. Household totals were estimated using American Housing Survey and American Community Survey data. Major remodels are defined as professional home improvements of more than \$10,000 for kitchen projects and more than \$5,000 for bath projects, and DIY improvements of more than \$4,000 for kitchen projects and \$2,000 for bath projects. Job categories are aggregations of the detailed projects reported in Table A-1.

Source: JCHS tabulations of the 2011 AHS.

Table A-3

Total Improvement Expenditures by Homeowner Characteristics: 2011

	Number of Homeowners (000s)	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
Income				
Under \$40,000	24,916	6,268	5,224	32,744
\$40–79,999	22,562	6,592	6,820	44,958
\$80–119,999	13,160	4,104	8,801	36,119
\$120,000 and Over	12,927	4,220	14,571	61,489
Home Value				
Under \$100,000	19,403	5,301	4,405	23,351
\$100–149,999	13,157	3,806	5,714	21,748
\$150–199,999	11,342	3,359	7,536	25,312
\$200–249,999	7,602	2,274	8,077	18,366
\$250–399,999	12,663	3,721	10,183	37,890
\$400,000 and Over	10,209	2,881	17,233	49,643
Age of Household Head				
Under 35	7,670	2,343	7,206	16,884
35–44	12,704	3,748	9,141	34,258
45–54	17,249	5,022	8,955	44,969
55–64	16,797	4,920	8,828	43,434
65 and Over	19,957	5,308	6,926	36,766
Generation				
Echo Boom (Born 1985 and later)	1,371	422	5,313	2,244
Trailing Baby Bust (Born 1975–84)	8,425	2,531	7,616	19,278
Leading Baby Bust (Born 1965–74)	13,667	4,006	9,375	37,553
Trailing Baby Boom (Born 1955–64)	17,682	5,175	8,637	44,694
Leading Baby Boom (Born 1945–54)	15,755	4,623	8,985	41,539
Matures (Born 1935–44)	10,149	2,774	7,517	20,852
Seniors (Born before 1935)	7,328	1,809	5,610	10,151
Race/Ethnicity				
White	58,101	17,031	8,729	148,662
Black	5,967	1,596	5,872	9,372
Hispanic	6,351	1,724	6,155	10,609
Asian	2,800	653	8,263	5,399
Other/Mix	1,157	337	6,723	2,268
Spending Level				
Under \$2,500	9,259	9,259	884	8,185
\$2,500–4,999	3,600	3,600	3,560	12,813
\$5,000–9,999	3,832	3,832	6,974	26,726
\$10,000–19,999	2,607	2,607	13,566	35,370
\$20,000–34,999	1,166	1,166	25,794	30,083
\$35,000–49,999	402	402	41,242	16,594
\$50,000 and Over	474	474	98,201	46,540
No Projects	53,035			
Total	74,376	21,341	8,262	176,311

Note: Income data exclude households that did not respond to the question.

Source: JCHS tabulations of the 2011 AHS.

Table A-4

Professional and Do-It-Yourself Improvement Expenditures by Homeowner Characteristics: 2011

	Professional				Do-It-Yourself			
	Number of Homeowners (000s)	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)	Number of Homeowners (000s)	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
Income								
Under \$40,000	24,916	4,584	5,796	26,568	24,916	2,791	2,212	6,176
\$40–79,999	22,562	4,744	7,454	35,361	22,562	3,350	2,865	9,597
\$80–119,999	13,160	3,103	9,416	29,216	13,160	2,052	3,364	6,903
\$120,000 and Over	12,927	3,497	15,283	53,446	12,927	1,764	4,560	8,043
Home Value								
Under \$100,000	19,403	3,504	4,957	17,369	19,403	2,894	2,067	5,982
\$100–149,999	13,157	2,755	6,000	16,527	13,157	1,930	2,704	5,221
\$150–199,999	11,342	2,554	8,050	20,557	11,342	1,670	2,847	4,755
\$200–249,999	7,602	1,759	8,664	15,238	7,602	1,042	3,004	3,129
\$250–399,999	12,663	3,003	10,650	31,976	12,663	1,539	3,843	5,914
\$400,000 and Over	10,209	2,460	17,738	43,630	10,209	964	6,241	6,013
Age of Household Head								
Under 35	7,670	1,579	7,611	12,019	7,670	1,464	3,324	4,865
35–44	12,704	2,640	10,135	26,756	12,704	2,105	3,563	7,502
45–54	17,249	3,591	10,234	36,750	17,249	2,678	3,069	8,219
55–64	16,797	3,785	9,799	37,084	16,797	2,182	2,910	6,350
65 and Over	19,957	4,438	7,365	32,688	19,957	1,610	2,532	4,077
Generation								
Echo Boom (Born 1985 and later)	1,371	257	5,343	1,372	1,371	285	3,057	872
Trailing Baby Bust (Born 1975–84)	8,425	1,742	8,135	14,168	8,245	1,543	3,311	5,110
Leading Baby Bust (Born 1965–74)	13,667	2,834	10,477	29,694	13,667	2,210	3,556	7,859
Trailing Baby Boom (Born 1955–64)	17,682	3,725	9,782	36,440	17,682	2,719	3,036	8,254
Leading Baby Boom (Born 1945–54)	15,755	3,639	9,892	36,001	15,755	1,930	2,869	5,538
Matures (Born 1935–44)	10,149	2,304	8,005	18,441	10,149	905	2,664	2,411
Seniors (Born before 1935)	7,328	1,532	5,993	9,182	7,328	446	2,170	969
Race/Ethnicity								
White	58,101	12,787	9,643	123,304	58,101	8,107	3,128	25,358
Black	5,967	1,331	5,982	7,965	5,967	564	2,496	1,407
Hispanic	6,351	1,119	6,795	7,601	6,351	979	3,073	3,008
Asian	2,800	534	8,612	4,600	2,800	233	3,434	799
Other/Mix	1,157	261	6,991	1,828	1,157	156	2,814	440
Spending Level								
Under \$2,500	5,407	5,407	910	4,919	4,901	4,901	666	3,266
\$2,500–4,999	2,905	2,905	3,195	9,279	1,585	1,585	2,230	3,534
\$5,000–9,999	3,392	3,392	6,247	21,188	1,620	1,620	3,418	5,537
\$10,000–19,999	2,394	2,394	12,053	28,857	1,130	1,130	5,765	6,513
\$20,000–34,999	1,099	1,099	23,265	25,556	464	464	9,754	4,527
\$35,000–49,999	378	378	36,895	13,955	168	168	15,721	2,639
\$50,000 and Over	459	459	90,536	41,543	172	172	29,120	4,997
No Projects	58,343				64,337			
Total	74,376	16,033	9,062	145,297	74,376	10,039	3,089	31,013

Note: Income data exclude households that did not respond to the question.

Source: JCHS tabulations of the 2011 AHS.

Table A-5

Metropolitan Market Trends in Home Improvement Spending: 2011

Metropolitan Area	Average Annual Per-Owner Improvement Spending (\$)	Total Improvement Spending (Billions of \$)	Number of Homeowners (000s)	Share of Owners with Income Above \$100K (Percent)	Share of Total Spending by Top 5% of Owners (Percent)	Share of Spending on Upper-End Discretionary Projects (Percent)	Share of Owner-Occupied Units Built Before 1960 (Percent)	Share of Owners That Moved in 2008 or Later (Percent)	Number of Foreclosures Per 1,000 Owners	Share of Mortgaged Homeowners with Negative Equity as of 12/2011 (Percent)	Average Spending per Bank-Owned Property (\$)	Share of Total Improvement Spending on Bank-Owned Properties (Percent)
Atlanta, GA	2,951	3.60	1,220	31	50	17	10	17	37	45	3,064	1.02
Austin, TX	3,393*	1.28	376	38	-	-	10	22	9	11	3,664	0.25
Baltimore, MD	2,813*	1.92	683	41	-	-	35	13	5	21	5,255	0.30
Birmingham, AL	2,317	0.70	303	24	38	14	20	16	3	15	1,546	0.28
Boston, MA	3,296*	3.56	1,081	47	-	-	50	14	5	17	2,962	0.13
Buffalo, NY	2,793	0.86	308	25	42	20	58	13	4	6	3,161	0.02
Charlotte, NC	2,878	1.28	444	29	38	14	13	18	16	21	4,005	0.43
Chicago, IL	1,970	4.39	2,230	34	39	15	38	13	12	29	2,454	0.35
Cincinnati, OH	2,383	1.32	554	29	35	17	33	15	10	27	1,731	0.18
Cleveland, OH	2,445	1.35	553	24	34	20	50	11	13	31	1,421	0.14
Columbus, OH	2,720	1.20	440	32	47	27	27	16	13	26	1,976	0.21
Dallas, TX	2,719	3.82	1,405	35	38	13	15	19	14	13	4,264	0.40
Denver, CO	3,597	2.28	634	37	47	17	19	20	18	25	3,788	0.41
Detroit, MI	1,824	2.09	1,146	26	35	13	42	14	29	44	1,222	0.46
Hartford, CT	2,851*	0.89	313	41	-	-	41	13	3	13	3,493	0.09
Houston, TX	2,954*	3.76	1,273	34	-	-	13	19	14	13	3,480	0.39
Indianapolis, IN	2,598	1.16	447	28	37	16	25	17	10	16	2,756	0.29
Jacksonville, FL	2,480*	0.85	343	25	-	-	15	17	19	47	2,548	0.37
Kansas City, MO	2,989	1.60	534	30	39	13	29	16	17	16	3,095	0.45
Las Vegas, NV	3,463*	1.29	374	26	-	-	3	27	88	68	1,567	1.04
Los Angeles, CA	2,916	6.02	2,064	41	60	32	43	14	17	23	4,215	0.37
Louisville, KY	2,490*	0.85	343	24	-	-	29	16	5	8	2,621	0.20
Memphis, TN	2,255	0.68	300	25	29	10	20	15	18	34	3,221	0.57
Miami, FL	2,166*	2.72	1,255	26	-	-	16	14	25	48	1,608	0.41
Milwaukee, WI	3,104	1.15	372	31	41	18	45	13	11	23	1,018	0.07
Minneapolis, MN	2,914*	2.64	905	36	-	-	29	16	16	22	3,381	0.59
Nashville, TN	2,665*	1.08	403	26	-	-	15	18	18	18	4,227	0.39
New Orleans, LA	2,138	0.60	281	26	49	17	24	15	8	19	2,484	0.32
New York, NY	3,208	11.14	3,473	46	57	31	52	12	1	13	2,721	0.03
Oklahoma City, OK	2,992*	0.94	314	24	-	-	20	21	10	8	2,606	0.16
Orlando, FL	2,424*	1.16	479	23	-	-	9	18	23	55	2,777	0.79
Philadelphia, PA	2,577	3.89	1,509	36	44	20	45	12	5	14	2,492	0.09
Phoenix, AZ	3,986	3.82	958	27	54	18	8	24	54	55	1,762	0.76
Pittsburgh, PA	2,589	1.76	679	25	40	22	53	12	3	8	1,313	0.04
Portland, OR	2,781	1.47	530	32	41	18	27	17	12	23	3,927	0.49
Providence, RI	3,654	1.39	381	35	60	30	45	13	9	23	1,674	0.10
Raleigh, NC	3,047*	0.88	289	36	-	-	7	20	8	13	4,377	0.22
Richmond, VA	2,452*	0.78	318	30	-	-	21	15	11	23	4,443	0.58
Riverside, CA	2,452	2.04	833	28	54	21	14	22	39	46	3,570	1.45
Sacramento, CA	2,466	1.15	468	33	43	15	18	18	34	41	1,824	0.58
Salt Lake City, UT	2,876*	0.72	251	29	-	-	22	19	15	21	4,267	0.68
San Antonio, TX	2,726*	1.31	481	27	-	-	18	19	11	8	2,810	0.17
San Diego, CA	3,207	1.81	565	39	56	32	20	17	18	30	2,908	0.29
San Francisco, CA	3,399	2.96	871	51	61	37	44	16	16	24	1,462	0.09
San Jose, CA	3,451	1.22	355	55	62	31	29	17	11	19	1,550	0.04
Seattle, WA	3,033*	2.48	818	40	-	-	25	16	16	25	3,502	0.51
St. Louis, MO	2,166	1.69	779	27	35	16	34	14	13	18	1,639	0.25
Tampa, FL	2,171*	1.60	738	21	-	-	14	16	14	50	1,958	0.34
Virginia Beach, VA	2,918	1.15	392	31	49	23	22	15	13	28	5,330	0.59
Washington, DC	3,589*	4.73	1,317	56	-	-	24	17	7	26	6,331	0.42
United States	2,371	176.31	74,376	28	47	20	29	16	12	25	2,379	0.31

Notes: Average annual per-owner improvement spending for 30 metro areas is from the American Housing Survey, supplemented by Joint Center estimates for 20 additional metro areas (indicated by asterisk). The overall list covers the top 50 metro areas ranked by population from the 2010 Decennial Census. Metro-level income, age of owner-occupied housing stock, mobility, and tenure variables are from the 2011 American Community Survey. Upper-end discretionary projects include major kitchen and bath remodels, as well as room additions and alterations with spending over \$25,000 if done professionally and over \$10,000 if DIY. Major kitchen and bath remodels are defined as professional home improvements of more than \$10,000 for kitchen projects and more than \$5,000 for bath projects, and DIY improvements of more than \$4,000 for kitchen projects and \$2,000 for bath projects. Bank-owned improvement spending data are from the Fannie Mae real estate owned spending database for 2011 dispositions, which is used as a proxy for all REO properties.

Source: JCHS tabulations of AHS, ACS, Fannie Mae, and CoreLogic data.

Table A-6

Historical Trends in Metropolitan Area Home Improvement Spending

Metropolitan Area	Average Annual Per-Owner Improvement Spending (2011 \$)			Percent Change		
	1990–99	2000–09	2011	1990s–2000s	2000s–2011	1990s–2011
Atlanta, GA	1,971	2,573	2,951	30.5	14.7	49.7
Boston, MA	2,673	4,805	3,296*	79.8	-31.4	23.3
Chicago, IL	2,281	3,409	1,970	49.4	-42.2	-13.6
Cincinnati, OH	2,079	2,188	2,383	5.3	8.9	14.6
Cleveland, OH	1,836	2,843	2,445	54.9	-14.0	33.2
Columbus, OH	2,214	2,379	2,720	7.5	14.3	22.9
Dallas, TX	1,971	2,278	2,719	15.6	19.3	37.9
Detroit, MI	2,133	2,836	1,824	33.0	-35.7	-14.5
Houston, TX	2,133	1,995	2,954*	-6.5	48.0	38.5
Indianapolis, IN	1,755	2,408	2,598	37.2	7.9	48.0
Kansas City, MO	1,998	2,192	2,989	9.7	36.3	49.6
Los Angeles, CA	2,686	4,528	2,916	68.6	-35.6	8.5
Miami, FL	1,863	2,145	2,166*	15.2	1.0	16.3
Milwaukee, WI	2,011	3,176	3,104	57.9	-2.3	54.3
Minneapolis, MN	2,322	4,568	2,914*	96.7	-36.2	25.5
New Orleans, LA	2,241	3,201	2,138	42.8	-33.2	-4.6
New York, NY	2,605	3,621	3,208	39.0	-11.4	23.1
Orlando, FL	2,146	3,092	2,424*	44.1	-21.6	12.9
Philadelphia, PA	2,605	3,205	2,577	23.0	-19.6	-1.1
Phoenix, AZ	1,714	2,523	3,986	47.1	58.0	132.5
Pittsburgh, PA	1,809	1,662	2,589	-8.1	55.8	43.1
Sacramento, CA	2,187	4,478	2,466	104.8	-44.9	12.8
Salt Lake City, UT	2,281	2,969	2,876*	30.2	-3.1	26.1
San Antonio, TX	1,363	1,277	2,726*	-6.3	113.4	99.9
San Diego, CA	2,146	4,559	3,207	112.4	-29.6	49.4
San Francisco, CA	3,213	4,176	3,399	30.0	-18.6	5.8
Seattle, WA	2,349	3,475	3,033*	47.9	-12.7	29.1
St. Louis, MO	1,566	2,261	2,166	44.4	-4.2	38.3
Tampa, FL	1,606	1,983	2,171*	23.4	9.5	35.2
Virginia Beach, VA	1,309	2,128	2,918	62.5	37.1	122.8
Washington, DC	2,632	3,720	3,589*	41.3	-3.5	36.3

Notes: Average annual per-owner improvement spending is from the American Housing Survey, supplemented by JCHS estimates of spending for additional metro areas for 2011 (indicated by asterisk). Metro areas are those in the top 50 ranked by population from the 2010 Decennial Census for which current and historical data and/or estimates were available.

Sources: JCHS tabulations of the 1991–2011 AHS; JCHS model estimates.