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Table A-1

Homeowner Improvement Expenditures: 2015

	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
DISCRETIONARY	6,513	11,088	72,217
Kitchen Remodels	2,370	10,237	24,262
Minor	1,357	3,104	4,214
Major	1,013	19,796	20,048
Bath Remodels	3,274	5,879	19,252
Minor	1,715	1,496	2,566
Major	1,560	10,699	16,686
Room Additions	803	20,327	16,317
Kitchen	99	22,455	2,220
Bath	151	11,830	1,791
Bedroom	258	21,977	5,670
Recreation	126	12,290	1,555
Other	430	11,808	5,081
Outside Attachments	2,033	6,094	12,387
Porch, deck, patio or terrace	1,807	5,355	9,678
Garage or carport	359	7,552	2,709
REPLACEMENT	18,809	5,822	109,504
Exterior	7,904	6,232	49,254
Roofing	4,022	6,745	27,126
Siding	1,137	5,641	6,413
Windows or doors	4,347	3,212	13,960
Chimney, stairs or other major improvements	739	2,373	1,755
Interior	7,268	2,938	21,352
Insulation	1,764	1,450	2,557
Carpeting, flooring, paneling, or ceiling tiles	6,024	2,723	16,405
Other major improvements	620	3,852	2,389
Systems and Equipment	13,706	2,838	38,898
Internal water pipes	1,769	1,526	2,701
Plumbing fixtures	4,559	1,088	4,961
Electrical wiring, fuse boxes or breaker switches	2,507	1,491	3,738
HVAC	3,950	5,239	20,691
Central air conditioning	2,556	4,485	11,465
Built-in heating equipment	2,597	3,553	9,226
Appliances/Major Equipment	8,319	818	6,808
Water heater	4,105	874	3,590
Built-in dishwasher or garbage disposal	3,813	549	2,095
Security system	1,853	607	1,124
OTHER	7,679	5,132	39,411
Disaster Repairs	770	14,373	11,067
Improvements to Lot or Yard	7,143	3,968	28,344
Septic tank	194	4,216	816
Driveways or walkways	2,049	2,687	5,507
Fencing or walls	2,183	2,166	4,728
Swimming pool, tennis court, or other recreational structure	402	11,286	4,537
Shed, detached garage, or other building	1,179	4,053	4,779
Landscaping or sprinkler system	3,046	2,041	6,216
Other major improvements	349	5,045	1,760
Total	21,937	10,080	221,132

Notes: Homeowner numbers do not add to total because respondents may report projects in more than one category. 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 HUD, American Housing Survey.

Table A-2

Professional and Do-It-Yourself Home Improvement Expenditures: 2015

	Professional			Do-It-Yourself		
	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
DISCRETIONARY	3,615	15,243	55,108	3,222	5,311	17,109
Kitchen Remodels	1,297	13,610	17,654	1,073	6,158	6,608
Minor	748	4,269	3,192	610	1,677	1,022
Major	549	26,321	14,463	463	12,057	5,585
Bath Remodels	1,707	8,511	14,525	1,568	3,015	4,727
Minor	833	2,187	1,821	882	844	744
Major	874	14,539	12,704	686	5,807	3,983
Room Additions	411	32,640	13,414	417	6,968	2,903
Kitchen	67	30,069	2,000	32	6,801	220
Bath	81	18,203	1,476	70	4,479	315
Bedroom	130	35,484	4,595	129	8,365	1,075
Recreation	62	20,785	1,286	65	4,152	268
Other	226	17,920	4,056	204	5,026	1,025
Outside Attachments	1,125	8,456	9,516	937	3,064	2,871
Porch, deck, patio or terrace	977	7,775	7,596	830	2,507	2,082
Garage or carport	202	9,521	1,920	157	5,025	789
REPLACEMENT	14,152	6,485	91,776	8,344	2,125	17,728
Exterior	5,896	7,213	42,529	2,410	2,790	6,725
Roofing	3,276	7,364	24,127	745	4,024	2,999
Siding	804	6,868	5,522	333	2,677	892
Windows or doors	2,792	4,074	11,373	1,555	1,663	2,586
Chimney, stairs or other major improvements	492	3,065	1,507	248	1,000	248
Interior	4,494	3,729	16,760	3,013	1,524	4,592
Insulation	931	2,081	1,938	833	744	620
Carpeting, flooring, paneling or ceiling tiles	3,615	3,541	12,799	2,409	1,497	3,607
Other major improvements	459	4,410	2,023	182	2,007	366
Systems and Equipment	9,621	3,377	32,488	5,884	1,090	6,411
Internal water pipes	1,040	2,089	2,174	729	723	527
Plumbing fixtures	2,160	1,636	3,533	2,399	595	1,427
Electrical system	1,624	1,936	3,145	883	672	594
HVAC	3,447	5,427	18,707	603	3,287	1,984
Appliances/Major equipment	5,368	918	4,929	3,341	562	1,879
OTHER	4,472	6,950	31,077	3,853	2,163	8,334
Disaster Repairs	609	15,948	9,711	161	8,421	1,356
Improvements to Lot or Yard	3,981	5,367	21,366	3,736	1,868	6,978
Total	16,469	10,806	177,961	11,154	3,870	43,171

Notes: Homeowner numbers do not add to total because respondents may report projects in more than one category. 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 the AHS (see Table A-1).

Source: JCHS tabulations of HUD, American Housing Survey.

Table A-3

Improvement Expenditures by Homeowner Characteristics: 2015

	Number of Homeowners (000s)	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
Household Income				
Under \$40,000	21,880	5,473	6,554	35,867
\$40,000–79,999	21,990	6,511	7,993	52,043
\$80,000–119,999	14,357	4,616	10,164	46,915
\$120,000 and Over	16,132	5,338	16,170	86,307
Home Value				
Under \$100,000	18,201	4,978	5,099	25,378
\$100,000–149,999	11,819	3,426	6,706	22,976
\$150,000–199,999	10,457	3,226	7,934	25,599
\$200,000–299,999	13,409	4,217	9,220	38,877
\$300,000–399,999	7,827	2,364	13,722	32,434
\$400,000 and Over	12,648	3,726	20,359	75,868
Age of Householder				
Under 35	6,986	2,100	8,702	18,278
35–44	11,743	3,613	10,294	37,187
45–54	15,968	4,880	10,553	51,493
55–64	17,674	5,316	11,207	59,575
65 and Over	21,988	6,028	9,058	54,600
Generation				
Millennial (Born 1985–2004)	3,476	1,021	8,107	8,279
Generation-X (Born 1965–1984)	24,517	7,474	10,232	76,478
Baby Boom (Born 1945–1964)	33,086	10,001	10,857	108,575
Pre-Baby Boom (Born before 1945)	13,281	3,440	8,081	27,800
Race/Ethnicity				
White	56,402	16,979	10,517	178,570
Black	6,497	1,811	7,117	12,888
Hispanic	7,114	2,036	7,721	15,722
Asian	3,100	739	14,677	10,840
Multirace	1,246	373	8,353	3,112
Household Composition				
Married without Children	29,250	8,902	10,623	94,564
Married with Children	15,314	5,064	11,497	58,217
Single Parent	3,339	984	7,717	7,597
Other Family	6,068	1,775	7,046	12,509
Single Person	17,188	4,256	8,806	37,476
Non-Family	3,200	956	11,267	10,769
Spending Level				
Under \$2,500	8,623	8,623	946	8,154
\$2,500–4,999	3,461	3,461	3,662	12,675
\$5,000–9,999	4,133	4,133	7,186	29,698
\$10,000–24,999	3,880	3,880	15,536	60,285
\$25,000–49,999	1,216	1,216	34,931	42,459
\$50,000 and Over	624	624	108,795	67,861
No projects	52,423			
Total	74,360	21,937	10,080	221,132

Notes: White, black, Asian, and multiracial householders are non-Hispanic. Hispanic householders may be of any race.

Source: JCHS tabulations of HUD, American Housing Survey.

Table A-4

Professional and Do-It-Yourself Improvement Expenditures by Homeowner Characteristics: 2015

	Number of Homeowners (000s)	Professional			Do-It-Yourself		
		Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
Household Income							
Under \$40,000	21,880	4,039	7,006	28,299	2,525	2,997	7,568
\$40,000–79,999	21,990	4,716	8,524	40,198	3,506	3,378	11,845
\$80,000–119,999	14,357	3,363	11,094	37,313	2,512	3,823	9,602
\$120,000 and Over	16,132	4,351	16,584	72,151	2,611	5,421	14,156
Home Value							
Under \$100,000	18,201	3,304	5,263	17,388	2,850	2,803	7,990
\$100,000–149,999	11,819	2,520	7,007	17,653	1,793	2,969	5,323
\$150,000–199,999	10,457	2,347	8,092	18,997	1,802	3,664	6,602
\$200,000–299,999	13,409	3,262	9,509	31,019	2,106	3,730	7,858
\$300,000–399,999	7,827	1,905	14,102	26,858	1,129	4,938	5,576
\$400,000 and Over	12,648	3,132	21,090	66,045	1,474	6,666	9,822
Age of Householder							
Under 35	6,986	1,406	9,294	13,067	1,409	3,697	5,211
35–44	11,743	2,539	10,960	27,831	2,230	4,195	9,356
45–54	15,968	3,460	11,695	40,467	2,741	4,022	11,026
55–64	17,674	4,075	11,924	48,589	2,655	4,137	10,986
65 and Over	21,988	4,989	9,623	48,007	2,119	3,112	6,593
Generation							
Millennial (Born 1985–2004)	3,476	626	8,584	5,378	745	3,892	2,901
Generation-X (Born 1965–1984)	24,517	5,284	11,111	58,708	4,485	3,962	17,769
Baby Boom (Born 1945–1964)	33,086	7,689	11,612	89,286	4,794	4,024	19,289
Pre-Baby Boom (Born before 1945)	13,281	2,869	8,570	24,589	1,130	2,842	3,211
Race/Ethnicity							
White	56,402	12,712	11,418	145,143	8,685	3,849	33,427
Black	6,497	1,504	7,178	10,796	719	2,907	2,091
Hispanic	7,114	1,374	7,697	10,576	1,205	4,272	5,147
Asian	3,100	614	15,134	9,295	308	5,021	1,545
Multirace	1,246	265	8,116	2,151	238	4,043	961
Household Composition							
Married without Children	29,250	6,714	11,383	76,423	4,484	4,046	18,141
Married with Children	15,314	3,602	12,697	45,734	3,132	3,986	12,483
Single Parent	3,339	714	8,346	5,960	530	3,089	1,637
Other Family	6,068	1,326	7,298	9,676	846	3,349	2,832
Single Person	17,188	3,413	9,159	31,262	1,631	3,809	6,215
Non-Family	3,200	700	12,723	8,906	532	3,499	1,863
Spending Level							
Under \$2,500	8,623	4,883	953	4,651	4,858	721	3,503
\$2,500–4,999	3,461	2,733	3,242	8,858	1,652	2,311	3,817
\$5,000–9,999	4,133	3,604	6,294	22,687	1,919	3,653	7,011
\$10,000–24,999	3,880	3,507	13,600	47,692	1,883	6,688	12,593
\$25,000–49,999	1,216	1,150	30,604	35,210	555	13,050	7,249
\$50,000 and Over	624	592	99,371	58,863	287	31,324	8,998
No projects	52,423						
Total	74,360	16,469	10,806	177,961	11,154	3,870	43,171

Notes: White, black, Asian, and multiracial householders are non-Hispanic. Hispanic householders may be of any race.

Source: JCHS tabulations of HUD, American Housing Survey.

Table A-5

Projected Improvement Expenditures by Homeowner Characteristics: 2015

	2015			2020			2025		
	Number of Homeowners (000s)	Average Per Owner Spending (\$)	Total Expenditures (Millions of \$)	Number of Homeowners (000s)	Average Per Owner Spending (2015 \$)	Total Expenditures (Millions of 2015 \$)	Number of Homeowners (000s)	Average Per Owner Spending (2015 \$)	Total Expenditures (Millions of 2015 \$)
White	56,402	3,166	178,580	58,161	3,326	193,438	59,561	3,517	209,505
Married without Children	23,557	3,432	80,843	24,747	3,690	91,312	25,344	3,964	100,459
Age of Householder									
Under 35	981	2,494	2,447	979	3,447	3,373	941	3,639	3,425
35–44	1,257	3,078	3,869	1,305	3,483	4,544	1,402	3,651	5,120
45–54	4,123	3,465	14,284	3,643	3,722	13,561	3,422	3,888	13,305
55–64	7,805	4,074	31,799	7,942	4,341	34,474	7,306	4,711	34,415
65 and Over	9,392	3,029	28,444	10,879	3,250	35,360	12,273	3,601	44,193
Families with Children	12,983	3,914	50,821	12,614	4,247	53,570	12,515	4,435	55,506
Age of Householder									
Under 35	2,612	2,860	7,471	2,707	3,000	8,120	2,701	3,112	8,407
35–44	5,276	3,758	19,828	5,360	4,308	23,093	5,598	4,465	24,992
45–54	4,082	4,739	19,345	3,564	4,940	17,608	3,339	5,244	17,513
55–64	866	4,103	3,554	825	4,775	3,940	712	5,145	3,661
65 and Over	147	4,246	623	155	5,072	787	158	5,796	918
Single Persons and Other	19,862	2,362	46,916	20,800	2,334	48,557	21,702	2,467	53,539
Age of Householder									
Under 35	1,492	2,102	3,135	1,462	2,062	3,014	1,393	2,168	3,020
35–44	1,568	2,189	3,432	1,607	2,442	3,923	1,704	2,422	4,126
45–54	3,251	2,387	7,762	2,891	2,585	7,474	2,739	2,700	7,396
55–64	5,028	2,956	14,861	5,054	2,899	14,653	4,596	3,136	14,413
65 and Over	8,523	2,080	17,726	9,786	1,992	19,493	11,270	2,181	24,585
Minority	17,958	2,370	42,552	20,536	2,438	50,058	23,231	2,562	59,507
Married without Children	5,694	2,410	13,721	6,737	2,678	18,040	7,786	2,854	22,220
Age of Householder									
Under 35	267	1,610	430	287	1,870	536	299	1,956	584
35–44	530	2,530	1,340	578	2,970	1,717	644	3,196	2,058
45–54	1,283	2,269	2,910	1,403	2,260	3,171	1,555	2,304	3,582
55–64	1,921	2,831	5,438	2,273	3,253	7,393	2,503	3,554	8,896
65 and Over	1,693	2,128	3,602	2,196	2,378	5,222	2,785	2,549	7,099
Families with Children	12,983	3,914	50,821	12,614	4,247	53,570	12,515	4,435	55,506
Age of Householder									
Under 35	1,007	1,707	1,718	1,145	2,099	2,403	1,275	2,169	2,765
35–44	2,358	3,033	7,153	2,558	3,079	7,874	2,822	3,196	9,019
45–54	1,824	2,450	4,467	1,940	2,536	4,918	2,058	2,571	5,292
55–64	423	3,572	1,510	497	3,015	1,498	549	3,269	1,796
65 and Over	59	2,459	145	77	3,045	234	98	3,438	338
Single Persons and Other	6,594	2,098	13,838	7,576	1,986	15,047	8,624	2,085	17,977
Age of Householder									
Under 35	628	4,901	3,076	673	2,915	1,963	707	3,266	2,310
35–44	754	2,075	1,565	802	1,581	1,268	874	1,584	1,385
45–54	1,406	1,938	2,724	1,453	2,020	2,936	1,537	2,053	3,157
55–64	1,632	1,478	2,412	1,860	2,123	3,948	1,957	2,202	4,310
65 and Over	2,174	1,867	4,060	2,788	1,769	4,932	3,547	1,921	6,815
All Homeowners	74,360	2,974	221,132	78,697	3,094	243,496	82,792	3,249	269,012

Notes: Five- and ten-year remodeling projections were produced in two parts: (1) average per owner spending levels were extrapolated using a linear best fit (OLS) regression model of historical, inflation-adjusted estimates by detailed age, race/ethnicity and household composition categories from the 1995–2015 American Housing Surveys; and (2) number of homeowners were obtained by applying the 2015–2025 growth rates from the Joint Center's base scenario tenure projections to 2015 American Housing Survey benchmarks. Total spending on home improvements to the owner-occupied stock was thus calculated as the product of projected average per owner spending levels and projected number of homeowners by age, race/ethnicity and household composition categories.

White homeowners are non-Hispanic. Minority homeowners include all races/ethnicities except non-Hispanic whites. Families with dependent children include married, partnered, and single-parent homeowners with children under age 18. Married without dependent children includes only married-couple households without children under age 18. Single persons and other include persons living alone and all other types of households.

Sources: JCHS tabulations of HUD, American Housing Surveys; JCHS 2017 Remodeling Projections; Daniel McCue and Christopher Herbert, *Updated Household Projections, 2015–2035: Methodology and Results*, December 2016; Jonathan Spader and Christopher Herbert, *Waiting for Homeownership: Assessing the Future of Homeownership, 2015–2035*, December 2016.

	Average Annual Growth Rate, 1995–2015 (Percent)			Average Annual Growth Rate, 2015–2025 (Percent)		
	Number of Homeowners	Average Per Owner Spending	Total Expenditures	Number of Homeowners	Average Per Owner Spending	Total Expenditures
	0.3	1.8	2.1	0.5	1.1	1.6
	0.7	2.4	3.1	0.7	1.5	2.2
	-2.5	1.5	-1.1	-0.4	3.9	3.4
	-1.6	1.4	-0.1	1.1	1.7	2.8
	-0.7	1.2	0.5	-1.8	1.2	-0.7
	2.1	3.2	5.3	-0.7	1.5	0.8
	1.3	2.9	4.3	2.7	1.7	4.5
	-1.5	1.5	0.0	-0.4	1.3	0.9
	-2.9	1.5	-1.5	0.3	0.8	1.2
	-2.3	0.9	-1.4	0.6	1.7	2.3
	0.3	1.9	2.1	-2.0	1.0	-1.0
	3.2	1.8	5.0	-1.9	2.3	0.3
	5.5	7.0	12.9	0.8	3.2	3.9
	1.2	2.1	3.3	0.9	0.4	1.3
	-0.6	1.7	1.1	-0.7	0.3	-0.4
	-1.3	-0.1	-1.3	0.8	1.0	1.9
	1.2	0.3	1.6	-1.7	1.2	-0.5
	4.0	2.6	6.7	-0.9	0.6	-0.3
	0.9	3.2	4.1	2.8	0.5	3.3
	3.0	1.7	4.8	2.6	0.8	3.4
	3.9	1.9	5.9	3.2	1.7	4.9
	1.4	1.1	2.5	1.1	2.0	3.1
	3.6	1.5	5.1	2.0	2.4	4.4
	3.6	0.1	3.7	1.9	0.2	2.1
	4.7	3.0	7.9	2.7	2.3	5.0
	4.0	2.5	6.7	5.1	1.8	7.0
	1.6	1.5	3.1	1.9	0.7	2.6
	0.0	1.9	1.9	2.4	2.4	4.9
	1.0	2.0	2.9	1.8	0.5	2.3
	3.2	-0.5	2.6	1.2	0.5	1.7
	5.3	3.5	9.0	2.6	-0.9	1.7
	2.2	10.1	12.5	5.3	3.4	8.9
	3.7	2.2	6.0	2.7	-0.1	2.7
	3.5	8.3	12.1	1.2	-4.0	-2.8
	3.0	1.9	4.9	1.5	-2.7	-1.2
	3.7	0.8	4.5	0.9	0.6	1.5
	4.5	0.3	4.9	1.8	4.1	6.0
	3.6	2.2	5.8	5.0	0.3	5.3
	0.8	1.7	2.5	1.1	0.9	2.0

Table A-6

Residential Construction and Remodeling Contractor Establishments with Payrolls: 2012

	All Residential and Nonresidential Construction Establishments	Residential Construction Establishments		Residential Establishments with Remodeling Receipts			Residential Remodeling Establishments		
	Number (000s)	Number (000s)	Value of Receipts (Billions of \$)	Number (000s)	Value of Construction Receipts (Billions of \$)	Value of Remodeling Receipts (Billions of \$)	Number (000s)	Value of Construction Receipts (Billions of \$)	Value of Remodeling Receipts (Billions of \$)
General Building Contractors	164.5	126.1	191.1	104.7	100.1	57.9	80.3	54.3	50.1
Special Trade Contractors	401.0	211.6	145.2	193.3	123.6	72.6	144.6	81.7	64.1
Concrete, Structural Steel and Foundation	24.7	9.9	9.9	7.5	6.2	2.0	3.1	1.7	1.3
Framing	10.5	8.5	5.8	6.1	3.0	1.2	2.8	1.0	0.8
Masonry	16.6	10.4	5.3	8.9	4.2	1.9	4.5	1.7	1.3
Glass and Glazing	4.7	2.1	1.8	2.1	1.7	1.0	1.8	1.3	0.9
Roofing	16.6	12.0	12.1	11.6	11.5	8.6	10.6	9.8	8.2
Siding	7.1	6.4	3.8	6.0	3.5	2.3	4.4	2.5	2.0
Electrical	64.7	26.0	16.6	24.4	14.5	7.6	18.2	9.1	6.5
Plumbing, Heating, and Air-Conditioning	93.5	54.4	44.7	52.6	41.2	25.9	43.7	31.0	23.8
Drywall and Insulation	17.1	10.1	9.5	8.9	7.1	2.5	4.4	1.8	1.5
Painting and Wall Covering	29.7	21.4	7.1	19.9	6.5	4.6	17.1	5.3	4.3
Flooring and Tile	20.7	14.9	8.0	13.9	7.4	4.4	10.7	5.0	3.8
Finish Carpentry	34.5	25.3	12.9	23.2	11.6	8.4	19.7	9.5	7.9
Site Prep and Other	60.5	10.4	7.7	8.2	5.2	2.3	3.7	2.2	1.7
All Contractors	565.4	337.7	336.3	298.0	223.7	130.6	224.9	136.0	114.2

Notes: Residential remodeling establishments are defined as businesses earning more than 50% of receipts from remodeling or repairs. Data include only establishments that reported revenue.

Source: JCHS estimates based on unpublished tabulations of US Census Bureau, Economic Census of Construction.

Table A-7

Nonpayroll Residential Remodeling Contractors by Annual Receipts: 2012

	\$25,000–49,999	\$50,000–99,999	\$100,000–199,999	\$200,000–299,999	\$300,000 and Over	Total
General Building Contractors	70,809	49,722	32,708	12,423	17,069	182,732
Special Trade Contractors	142,687	90,565	51,371	12,976	10,844	308,443
Concrete, Structural Steel and Foundation	643	928	658	128	133	2,490
Framing	5,413	2,088	1,037	310	332	9,180
Masonry	4,125	2,637	1,064	292	294	8,411
Glass and Glazing	1,981	1,205	1,243	261	280	4,970
Roofing	7,930	5,593	4,043	1,659	1,968	21,193
Siding	2,661	2,004	1,184	407	303	6,559
Electrical, Plumbing and HVAC	28,111	21,874	14,219	3,895	2,299	70,399
Drywall and Insulation	6,774	2,946	1,746	346	296	12,108
Painting and Wall Covering	27,433	16,919	7,061	1,515	1,266	54,195
Flooring	23,488	16,239	7,610	1,781	1,627	50,743
Finish Carpentry	21,752	13,134	6,623	1,565	1,280	44,353
Site Prep and Other	12,376	4,998	4,884	815	768	23,841
All Contractors	213,496	140,288	84,078	25,399	27,913	491,175

Notes: Residential remodeling establishments are defined as businesses earning more than 50% of receipts from remodeling or repairs. JCHS estimates of nonpayroll remodeling businesses assume that the distribution of nonpayroll businesses is comparable to that of payroll establishments by revenue size. After calculating the residential remodeling share of all construction payroll establishments, the shares were then applied to nonpayroll construction businesses within revenue categories. 640,000 firms with less than \$25,000 in gross receipts were eliminated thus yielding a conservative estimate of the number of businesses concentrating on residential remodeling.

Source: JCHS estimates based on unpublished tabulations of US Census Bureau, Economic Census of Construction and Nonemployer Statistics.

Table A-8

Metropolitan Trends and Projections for Home Improvement Spending: 2015–2017

Metropolitan Area	2015								Annual Percent Change 2016		Real Annual Percent Change 2017 (Projected)
	Number of Homeowners (Millions)	Median Home Values (\$)	Median Homeowner Incomes (\$)	Average Per Owner Spending (\$)	Total Expenditures (Billions of \$)	Discretionary Share (%)	Replacement Share (%)	Other Share (%)	Existing Single-Family Home Sales	Single-Family Starts	Total Expenditures
Atlanta, GA	1.26	186,000	77,000	2,630	3.3	32	54	14	9.9	16.4	13.2
Boston, MA	1.13	393,000	104,000	3,970	4.5	35	50	15	19.9	13.2	16.5
Chicago, IL	2.19	224,000	83,000	2,930	6.4	28	59	13	-4.8	8.8	2.0
Cincinnati, OH	0.55	159,000	75,000	2,990	1.6	38	47	15	5.5	19.9	12.7
Cleveland, OH	0.55	143,000	68,000	2,960	1.6	32	48	20	15.7	10.2	13.0
Dallas-Fort Worth, TX	1.46	173,000	82,000	3,060	4.5	23	51	26	1.1	4.9	3.0
Denver, CO	0.67	314,000	89,000	4,760	3.2	31	48	21	-2.5	8.8	3.2
Detroit, MI	1.19	151,000	69,000	2,890	3.4	30	54	16	-0.3	14.5	7.1
Houston, TX	1.36	168,000	85,000	2,770	3.8	35	48	17	-6.8	-3.4	-5.1
Kansas City, MO	0.52	165,000	77,000	3,020	1.6	31	54	15	10.6	20.6	15.6
Los Angeles, CA	2.02	541,000	92,000	3,420	6.9	39	42	19	-2.0	7.0	2.5
Memphis, TN	0.29	140,000	66,000	2,110	0.6	23	59	18	8.7	17.7	13.2
Miami, FL	1.15	242,000	65,000	2,870	3.3	42	45	13	-2.7	-4.4	-3.6
Milwaukee, WI	0.38	199,000	78,000	3,080	1.2	32	56	11	25.2	24.7	25.0
New Orleans, LA	0.30	188,000	65,000	2,530	0.8	28	49	23	3.7	20.4	12.1
New York, NY	3.65	414,000	101,000	5,340	19.5	36	47	17	3.9	-2.8	0.6
Philadelphia, PA	1.50	241,000	83,000	3,420	5.1	33	54	13	8.3	7.0	7.6
Phoenix, AZ	1.02	219,000	71,000	3,710	3.8	33	48	19	3.4	9.9	6.6
Pittsburgh, PA	0.68	143,000	68,000	3,190	2.2	30	42	26	-0.4	1.2	0.4
Portland, OR	0.55	303,000	82,000	3,950	2.2	37	44	19	2.5	4.2	3.4
Raleigh, NC	0.30	225,000	84,000	3,430	1.0	38	47	15	1.3	10.1	5.7
Riverside, CA	0.79	299,000	71,000	2,220	1.8	28	50	22	-0.4	8.4	4.0
San Francisco, CA	0.90	718,000	117,000	5,030	4.5	42	36	21	-4.9	2.4	-1.3
Seattle, WA	0.85	362,000	96,000	3,520	3.0	39	45	16	5.0	7.8	6.4
Washington, DC	1.34	402,000	119,000	5,230	7.0	45	45	10	2.3	5.3	3.8
25 Metro Average	1.06	268,000	83,000	3,400	3.9	34	49	17	4.1	9.3	6.7
United States	74.36	195,000	71,000	2,970	221.1	33	50	18	3.0	9.3	6.1

Notes: Homeowner improvement spending estimates and number of owners are from the American Housing Survey. See Table A-1 for definitions of discretionary, replacement, and other projects. Home values and incomes are from the American Community Survey. Projected spending is the average of annual rates of change in sales of existing single-family homes (as of 2016:3) and starts of privately owned single-family homes (as of 2016:4). These inputs were obtained from Moody's Economy.com and estimated by Moody's Analytics based on data from the National Association of Realtors: Real Estate Outlook; CoreLogic, Inc.; and US Census Bureau, New Residential Construction.

Source: JCHS tabulations of HUD, 2015 American Housing Survey; US Census Bureau, 2015 American Community Survey; and Moody's Analytics estimates.