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QUARTERLY RESIDENTIAL VACANCIES AND HOMEOWNERSHIP, THIRD QUARTER 2026

Release Number: CB26-161

October 28, 2026 — The U.S. Census Bureau announced the following residential vacancies and homeownership statistics for the third quarter 2026:

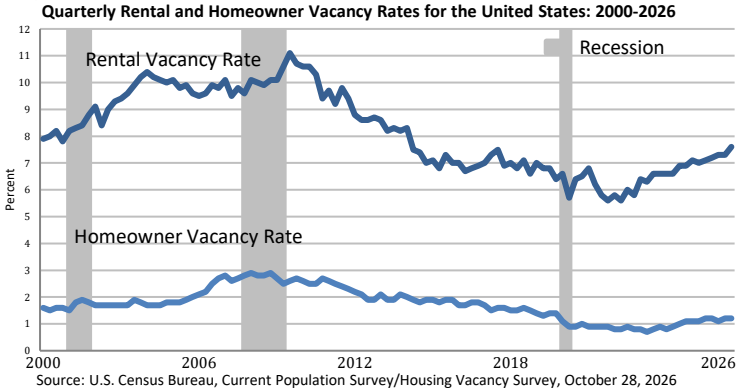
RESIDENTIAL VACANCIES AND HOMEOWNERSHIP THIRD QUARTER 2026

Rental Vacancy Rate	**7.6%**
Homeowner Vacancy Rate	**1.2%**
Homeownership Rate	**65.5%**

Next release: February 2, 2027

Data are not adjusted for seasonality.
Source: U.S. Census Bureau,
Current Population Survey/Housing Vacancy Survey, October 28, 2026

Figure 1
Quarterly Rental and Homeowner Vacancy Rates for the United States: 2000-2026



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026
Recession data: National Bureau of Economic Research, <www.nber.org>

National vacancy rates in the third quarter 2026 were 7.6 percent for rental housing and 1.2 percent for homeowner housing. The rental vacancy rate was higher than the rate in the third quarter 2025 (7.1 percent) and higher than the rate in the second quarter 2026 (7.3 percent).

The homeowner vacancy rate of 1.2 percent was virtually the same as the rates in the third quarter 2025 and second quarter 2026 (1.2 percent each).

The homeownership rate of 65.5 percent was not statistically different from the rate in the third quarter 2025 (65.3 percent) and not statistically different from the rate in the second quarter 2026 (65.0 percent).

Table 1. Rental and Homeowner Vacancy Rates for the United States: 2020 to 2026

Year	Rental Vacancy Rate (percent)				Homeowner Vacancy Rate (percent)			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2026.....	7.3	7.3	7.6		1.1	1.2	1.2	
2025.....	7.1	7.0	7.1	7.2*	1.1	1.1	1.2	1.2*
2024.....	6.6	6.6	6.9	6.9	0.8	0.9	1.0	1.1
2023.....	6.4	6.3	6.6	6.6	0.8	0.7	0.8	0.9
2022.....	5.8	5.6	6.0	5.8	0.8	0.8	0.9	0.8
2021.....	6.8	6.2	5.8	5.6	0.9	0.9	0.9	0.9
2020.....	6.6	5.7	6.4	6.5	1.1	0.9	0.9	1.0

*Due to a lapse in federal funding, fourth quarter 2025 estimates are based only on data from November and December 2025.
All comparative statements in this report have undergone statistical testing, and unless otherwise noted, all comparisons are statistically significant at the 90 percent significance level. For an explanation of how the rates are calculated, please see the Explanatory Notes at the end of the press release.
Explanations of confidence intervals and sampling variability can be found on the CPS/HVS website at: <www.census.gov/housing/hvs>
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.

Data Inquiries
Social, Economic & Housing Statistics Division, Housing Statistics Branch
301-763-3199 / Robert Callis / Patricia Holley / Caroline Short / Daniel Truver
sehsd.financial.market.characteristics@census.gov

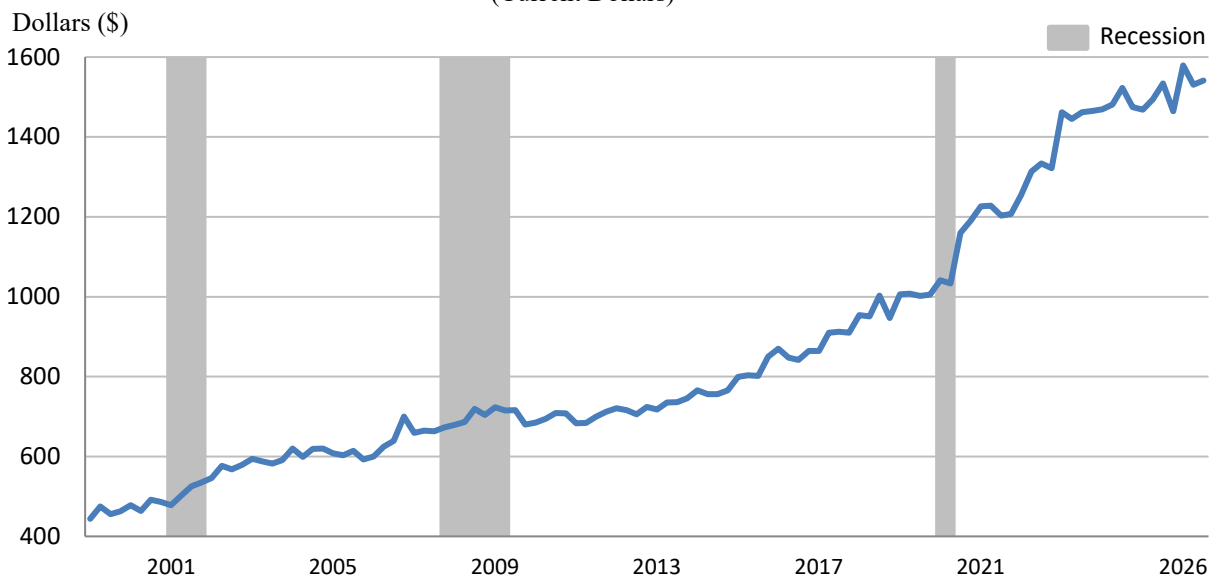
Media Inquiries
Public Information Office
301-763-3030
pio@census.gov

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In the third quarter 2026, the median asking rent for vacant for rent units was $1,541.

Figure 2 **Median Asking Rent for Vacant for Rent Units: 1999-2026**

(Current Dollars)

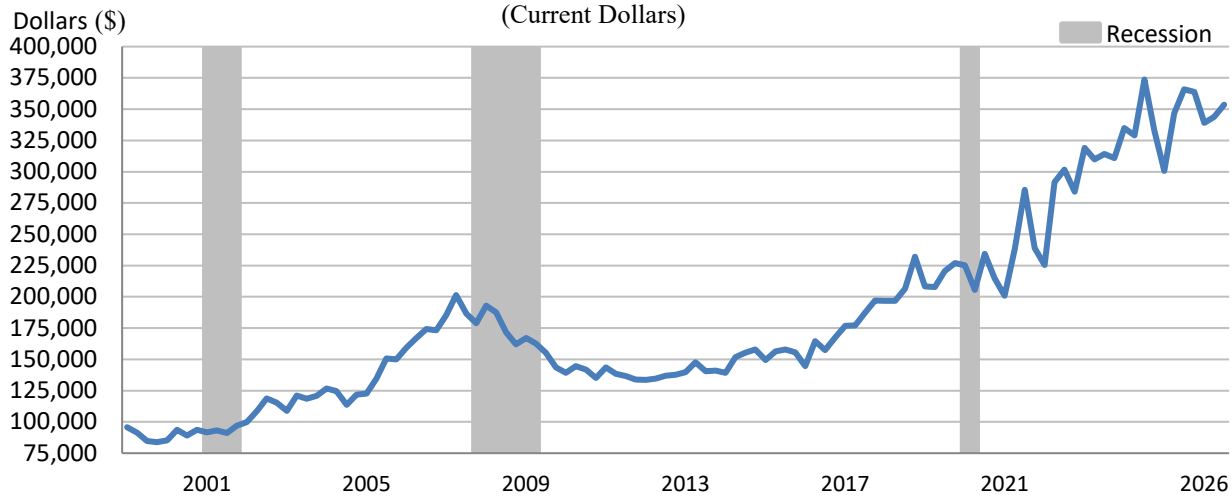


Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026
Recession data: National Bureau of Economic Research, <www.nber.org>

In the third quarter 2026, the median asking sales price for vacant for sale units was $353,600.

Figure 3 **Median Asking Sales Price for Vacant for Sale Units: 1999-2026**

(Current Dollars)



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy, October 28, 2026
Recession data: National Bureau of Economic Research, <www.nber.org>

1. Median asking rent and median asking sales price data for vacant units can be found in Historical Table 11A/B at <www.census.gov/housing/hvs/data/histtabs>
2. The data in figures 2 and 3 are not adjusted for price changes.

Data Inquiries
Social, Economic & Housing Statistics Division, Housing Statistics Branch
301-763-3199 / Robert Callis / Patricia Holley / Caroline Short / Daniel Truver
sehsd.financial.market.characteristics@census.gov

Media Inquiries
Public Information Office
301-763-3030
pio@census.gov

United States Census Bureau
U.S. Department of Commerce
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The rental vacancy rate was higher in principal cities (8.8 percent) than in suburbs (6.5 percent) and outside MSAs (6.4 percent). The rates in suburbs and outside MSAs were not statistically different from each other.

The homeowner vacancy rate in principal cities (1.4 percent) was higher than the rates in suburbs (1.1 percent) and not statistically different from the rate outside MSAs (1.2 percent). The rates in suburbs and outside MSAs were not statistically different from each other.

The rental vacancy rate was highest in the South (9.2 percent). The rate in the Midwest (7.1 percent) was higher than the rate in the Northeast (6.2 percent) and not statistically different from the rate in the West (6.7 percent). The rates in the Northeast and West were not statistically different from each other. The rental vacancy rates in the Northeast and West were higher than the rates in the third quarter 2025 while the rates in the Midwest and South were not statistically different from the third quarter 2025.

The homeowner vacancy rate was highest in the South (1.5 percent). The rates in the Northeast (0.9 percent), Midwest (1.0 percent), and West (1.1 percent) were not statistically different from each other. The homeowner vacancy rates in the Northeast, Midwest, South, and West were not statistically different from the third quarter 2025.

Table 2. Rental and Homeowner Vacancy Rates by Area and Region: Third quarter 2025 and 2026

Area/Region	Rental Vacancy Rates (percent)				Homeowner Vacancy Rates (percent)			
	Third Quarter 2025	Third Quarter 2026	Margins of Error[a]		Third Quarter 2025	Third Quarter 2026	Margins of Error[a]	
			of 2026 rate	of difference			of 2026 rate	of difference
United States.....	7.1	7.6	0.3	0.3	1.2	1.2	0.1	0.1
Inside Metropolitan Statistical Areas*.....	7.1	7.8	0.3	0.4	1.2	1.2	0.1	0.1
In principal cities.....	7.3	8.8	0.4	0.5	1.4	1.4	0.2	0.2
Not in principal cities (suburbs).....	6.9	6.5	0.4	0.5	1.1	1.1	0.1	0.1
Outside Metropolitan Statistical Areas*.....	6.6	6.4	0.8	0.9	1.4	1.2	0.2	0.3
Northeast.....	5.0	6.2	0.6	0.7	1.0	0.9	0.2	0.2
Midwest.....	6.4	7.1	0.7	0.9	0.9	1.0	0.2	0.2
South.....	9.1	9.2	0.4	0.6	1.4	1.5	0.1	0.2
West.....	6.0	6.7	0.5	0.6	1.2	1.1	0.2	0.2

[a]A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.
*MSA boundaries in the third quarter 2026 are different from MSA boundaries in the third quarter 2025. Use caution when comparing year over year estimates. See the Source and Accuracy Statement for more information.

Data Inquiries
Social, Economic & Housing Statistics Division, Housing Statistics Branch
301-763-3199 / Robert Callis / Patricia Holley / Caroline Short / Daniel Truver
sehsd.financial.market.characteristics@census.gov

Media Inquiries
Public Information Office
301-763-3030
pio@census.gov

United States Census Bureau
U.S. Department of Commerce
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Approximately 89.4 percent of the housing units in the United States in the third quarter 2026 were occupied and 10.6 percent were vacant. Owner-occupied housing units made up 58.6 percent of total housing units, while renter-occupied units made up 30.9 percent of the inventory. Vacant year-round units comprised 8.2 percent of total housing units, while 2.3 percent were vacant for seasonal use. Approximately 2.6 percent of the total units were vacant for rent, 0.7 percent were vacant for sale only and 0.6 percent were rented or sold but not yet occupied. Vacant units that were held off market comprised 4.3 percent of the total housing stock. Of these, 1.4 percent were for occasional use, 0.7 percent were temporarily occupied by persons with usual residence elsewhere (URE) and 2.3 percent were vacant for a variety of other reasons.

Table 3. Estimates of the Total Housing Inventory for the United States: Third quarter 2025 and 2026[a]

(Estimates are in thousands, estimates may not add to total due to rounding)

Type	Third Quarter 2025 (r)	Third Quarter 2026	Difference Between Estimates	Margins of Error[b] of 2026 estimate	Margins of Error[b] of difference	Percent of total (2026)
All housing units.....	148,380	149,812	1,432	(X)	(X)	100.0
Occupied.....	133,151	133,999	848	77	122	89.4
Owner.....	86,970	87,749	779	451	622	58.6
Renter.....	46,181	46,251	70	579	784	30.9
Vacant.....	15,229	15,812	583	337	423	10.6
Year-round.....	11,884	12,341	457	298	354	8.2
For rent.....	3,549	3,866	317	131	171	2.6
For sale only.....	1,056	1,064	8	68	85	0.7
Rented or Sold.....	994	901	-93	55	76	0.6
Held off Market.....	6,286	6,509	223	224	262	4.3
For Occ'l Use.....	1,914	2,046	132	162	175	1.4
Temp Occ by URE.....	1,085	1,026	-59	111	133	0.7
Other[c].....	3,286	3,437	151	142	171	2.3
Seasonal.....	3,345	3,471	126	217	234	2.3

[a]The housing inventory estimates are benchmarked to the 2020 Census.

[b]A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

[c]A detailed breakdown of the 'other' vacant category can be found in Historical Table 18 <www.census.gov/housing/hvs/data/histtabs>

(r) Revised using vintage 2025 housing unit controls. See note below.

X Not Applicable. Since the number of housing units is set equal to an independent national measure, there is no sampling error, and hence no confidence interval.

1. Since first quarter 2003, the Current Population Survey/Housing Vacancy Survey estimates have been controlled to an independent set of housing unit estimates produced annually by the Census Bureau's Population Division from Census 2000, 2010, and 2020 and updated using building permit data, estimates of housing loss, and other administrative record data. Doing so makes the CPS/HVS estimates of housing units more comparable to other Census Bureau housing surveys controlled to these census-based estimates. The housing unit controls affect the estimate of vacant units in the sense that the estimates of total occupied and vacant units sum to the control total. Vacancy *rates* and homeownership *rates* are not affected by this change.

2. Beginning in the second quarter 2026, the housing inventory estimates are based on vintage 2025 housing unit controls that are projected forward through the current quarter. The third quarter 2025 housing inventory estimates, shown above, reflect vintage 2025 housing unit controls, benchmarked to the 2020 Census. The CPS/HVS historical table series, from the second quarter 2020 through the first quarter 2026, has also been revised based on vintage 2025 housing unit controls. These revised estimates and additional information on terms and definitions can be found at: <www.census.gov/housing/hvs/data/histtabs>

3. For the methodology used in developing the housing unit estimates used for controls in the CPS/HVS, please see the Census Bureau's Population Division website: <www.census.gov/programs-surveys/popest.html>

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.

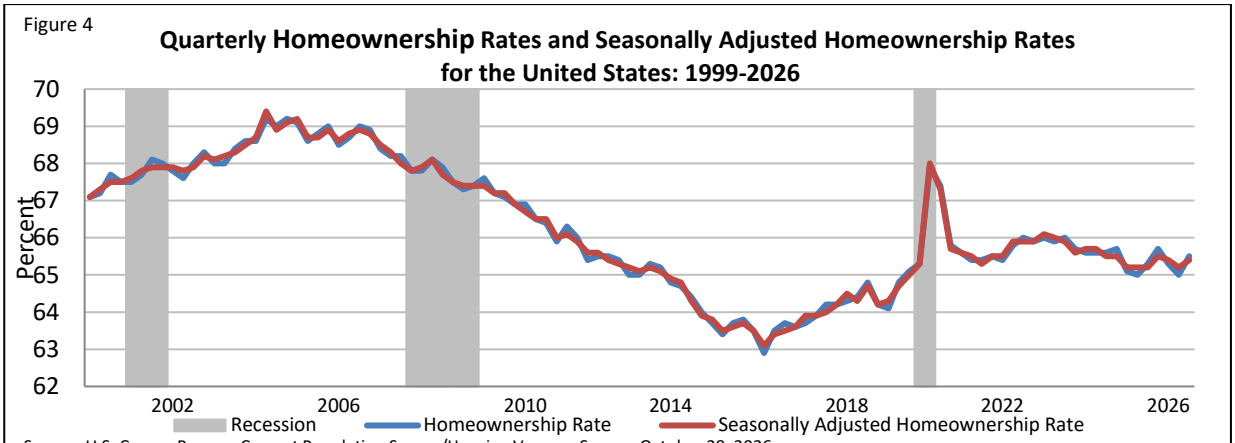
Data Inquiries
Social, Economic & Housing Statistics Division, Housing Statistics Branch
301-763-3199 / Robert Callis / Patricia Holley / Caroline Short / Daniel Truver
sehsd.financial.market.characteristics@census.gov

Media Inquiries
Public Information Office
301-763-3030
pio@census.gov

United States Census Bureau
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The homeownership rate of 65.5 percent was not statistically different from the rate in the third quarter 2025 (65.3 percent) and not statistically different than the rate in the second quarter 2026 (65.0 percent).

Figure 4



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026
Recession data: National Bureau of Economic Research, www.nber.org
Homeownership data from 2020 was impacted by data collection changes brought about by the COVID-19 pandemic.
For more information, see the paper Is it Over Yet? Assessing the Effects of the COVID-19 Pandemic on the Housing Vacancy Survey Estimates for 2020 and 2021.

Table 4. Homeownership Rates for the United States: 2010 to 2026

Year	Homeownership Rates (percent)							
	First Quarter		Second Quarter		Third Quarter		Fourth Quarter	
	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]
2026.....	65.3	0.5	65.0	0.5	65.5	0.5		
2025.....	65.1	0.5	65.0	0.5	65.3	0.5	65.7*	0.5
2024.....	65.6	0.5	65.6	0.5	65.6	0.5	65.7	0.5
2023.....	66.0	0.5	65.9	0.5	66.0	0.5	65.7	0.5
2022.....	65.4	0.5	65.8	0.5	66.0	0.5	65.9	0.5
2021.....	65.6	0.5	65.4	0.5	65.4	0.5	65.5	0.5
2020.....	65.3	0.5	67.9	0.5	67.4	0.5	65.8	0.5
2019.....	64.2	0.5	64.1	0.5	64.8	0.5	65.1	0.5
2018.....	64.2	0.5	64.3	0.5	64.4	0.5	64.8	0.5
2017.....	63.6	0.5	63.7	0.5	63.9	0.5	64.2	0.5
2016.....	63.5	0.5	62.9	0.5	63.5	0.5	63.7	0.5
2015.....	63.7	0.5	63.4	0.5	63.7	0.5	63.8	0.5
2014.....	64.8	0.5	64.7	0.5	64.4	0.5	64.0	0.5
2013.....	65.0	0.5	65.0	0.5	65.3	0.5	65.2	0.5
2012.....	65.4	0.5	65.5	0.5	65.5	0.5	65.4	0.5
2011.....	66.4	0.5	65.9	0.5	66.3	0.5	66.0	0.5
2010.....	67.1	0.5	66.9	0.5	66.9	0.5	66.5	0.5

[a]A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.
*Due to a lapse in federal funding, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) did not collect data for the month of October 2025. The fourth quarter 2025 HVS estimates are therefore based only on data from November 2025 and December 2025.
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.

Data Inquiries
Social, Economic & Housing Statistics Division, Housing Statistics Branch
301-763-3199 / Robert Callis / Patricia Holley / Caroline Short / Daniel Truver
sehsd.financial.market.characteristics@census.gov

Media Inquiries
Public Information Office
301-763-3030
pio@census.gov

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Table 4SA shows the seasonally adjusted homeownership rates for the United States, from 2000 through the third quarter 2026. (Research has shown that seasonality for homeownership rates is present.) When adjusted for seasonal variation, the third quarter 2026 homeownership rate was not statistically different from the rate in the third quarter 2025 and not statistically different from the rate in the second quarter 2026.

Table 4SA. Homeownership Rates for the United States: 2000 to 2026, Seasonally Adjusted[a]

Year	Homeownership Rates (percent), Seasonally Adjusted							
	First Quarter		Second Quarter		Third Quarter		Fourth Quarter	
	Rate	MOE[b]	Rate	MOE[b]	Rate	MOE[b]	Rate	MOE[b]
2026.....	65.4	0.5	65.2	0.5	65.4	0.5		
2025.....	65.2	0.5	65.2	0.5	65.2	0.5	65.5*	0.5
2024.....	65.7	0.5	65.7	0.5	65.5	0.5	65.5	0.5
2023.....	66.1	0.5	66.0	0.5	65.9	0.5	65.6	0.5
2022.....	65.5	0.5	65.9	0.5	65.9	0.5	65.9	0.5
2021.....	65.6	0.5	65.5	0.5	65.3	0.5	65.5	0.5
2020.....	65.3	0.5	68.0	0.5	67.3	0.5	65.7	0.5
2019.....	64.2	0.5	64.3	0.5	64.7	0.5	65.0	0.5
2018.....	64.2	0.5	64.5	0.5	64.3	0.5	64.7	0.5
2017.....	63.6	0.5	63.9	0.5	63.9	0.5	64.0	0.5
2016.....	63.5	0.5	63.1	0.5	63.4	0.5	63.5	0.5
2015.....	63.8	0.5	63.5	0.5	63.6	0.5	63.7	0.5
2014.....	64.9	0.5	64.8	0.5	64.3	0.5	63.9	0.5
2013.....	65.2	0.5	65.1	0.5	65.2	0.5	65.1	0.5
2012.....	65.6	0.5	65.6	0.5	65.4	0.5	65.3	0.5
2011.....	66.5	0.5	66.0	0.5	66.1	0.5	65.9	0.5
2010.....	67.2	0.5	66.9	0.5	66.7	0.5	66.5	0.5
2009.....	67.4	0.5	67.4	0.5	67.4	0.5	67.2	0.5
2008.....	67.9	0.5	68.1	0.5	67.7	0.5	67.5	0.5
2007.....	68.5	0.5	68.3	0.5	68.0	0.5	67.8	0.5
2006.....	68.6	0.5	68.8	0.5	68.9	0.5	68.8	0.5
2005.....	69.2	0.5	68.7	0.5	68.7	0.5	68.9	0.5
2004.....	68.7	0.2	69.4	0.1	68.9	0.1	69.1	0.2
2003.....	68.1	0.2	68.2	0.2	68.3	0.2	68.5	0.2
2002[c].....	67.9	0.2	67.8	0.2	67.9	0.2	68.2	0.2
2001.....	67.6	0.2	67.8	0.2	67.9	0.2	67.9	0.2
2000.....	67.1	0.2	67.3	0.2	67.5	0.2	67.5	0.2

[a]As new quarterly data are input, previous quarters' seasonally adjusted homeownership rates may change.
[b]A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.
[c]Revised in 2002 to incorporate information collected in Census 2000.
* Due to a lapse in federal funding, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) did not collect data for the month of October 2025. The fourth quarter 2025 HVS estimates are therefore based only on data from November 2025 and December 2025
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.

Data Inquiries
Social, Economic & Housing Statistics Division, Housing Statistics Branch
301-763-3199 / Robert Callis / Patricia Holley / Caroline Short / Daniel Truver
sehsd.financial.market.characteristics@census.gov

Media Inquiries
Public Information Office
301-763-3030
pio@census.gov

United States Census Bureau
U.S. Department of Commerce
U.S. CENSUS BUREAU
census.gov

The third quarter 2026 homeownership rate was highest in the Midwest (69.5 percent), followed by the South (67.2 percent), then the Northeast (62.9 percent), and finally the West (60.6). The homeownership rates in the Northeast, Midwest, South, and West were not statistically different from the third quarter 2025.

Table 5. Homeownership Rates for the United States and Regions: 2021 to 2026

Year/Quarter	Homeownership Rates (percent)									
	United States		Northeast		Midwest		South		West	
	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]
2026										
Third Quarter	65.5	0.5	62.9	0.7	69.5	0.6	67.2	0.5	60.6	0.6
Second Quarter	65.0	0.5	61.6	0.7	69.0	0.6	66.9	0.5	60.5	0.6
First Quarter	65.3	0.5	61.5	0.7	70.1	0.6	66.9	0.5	60.7	0.6
2025										
Fourth Quarter*	65.7	0.5	63.1	0.8	71.3	0.7	66.5	0.6	60.8	0.7
Third Quarter	65.3	0.5	62.5	0.7	68.9	0.6	67.2	0.5	60.7	0.7
Second Quarter	65.0	0.5	61.4	0.7	69.5	0.6	66.6	0.5	60.7	0.7
First Quarter	65.1	0.5	61.0	0.7	69.3	0.6	67.1	0.5	60.6	0.7
2024										
Fourth Quarter	65.7	0.5	61.9	0.7	71.1	0.6	67.0	0.5	61.1	0.6
Third Quarter	65.6	0.5	62.2	0.7	70.1	0.6	67.2	0.5	61.0	0.7
Second Quarter	65.6	0.5	62.5	0.7	69.9	0.6	67.2	0.5	61.3	0.7
First Quarter	65.6	0.5	62.6	0.7	69.4	0.6	67.3	0.5	61.5	0.7
2023										
Fourth Quarter	65.7	0.5	61.5	0.7	69.8	0.6	67.8	0.5	61.4	0.7
Third Quarter	66.0	0.5	63.0	0.7	69.6	0.6	67.4	0.5	62.3	0.7
Second Quarter	65.9	0.5	62.5	0.7	70.2	0.6	67.5	0.5	61.7	0.7
First Quarter	66.0	0.5	62.7	0.7	70.3	0.6	67.3	0.5	61.9	0.7
2022										
Fourth Quarter	65.9	0.5	63.0	0.7	70.1	0.6	66.7	0.5	62.6	0.7
Third Quarter	66.0	0.5	63.0	0.7	70.1	0.6	67.5	0.5	62.0	0.7
Second Quarter	65.8	0.5	62.1	0.7	70.1	0.6	67.8	0.5	60.9	0.7
First Quarter	65.4	0.5	61.8	0.7	70.0	0.6	67.4	0.5	60.2	0.7
2021										
Fourth Quarter	65.5	0.5	62.4	0.7	70.1	0.6	67.3	0.5	60.5	0.7
Third Quarter	65.4	0.5	61.7	0.7	70.9	0.6	67.0	0.5	59.9	0.7
Second Quarter	65.4	0.5	61.8	0.7	70.7	0.6	67.1	0.5	60.1	0.7
First Quarter	65.6	0.5	63.1	0.7	70.3	0.6	67.4	0.5	59.7	0.7

[a]A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

* Due to a lapse in federal funding, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) did not collect data for the month of October 2025. The fourth quarter 2025 HVS estimates are therefore based only on data from November 2025 and December 2025.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.

Data Inquiries
Social, Economic & Housing Statistics Division, Housing Statistics Branch
301-763-3199 / Robert Callis / Patricia Holley / Caroline Short / Daniel Truver
sehsd.financial.market.characteristics@census.gov

Media Inquiries
Public Information Office
301-763-3030
pio@census.gov

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The third quarter 2026 homeownership rate was highest for those householders aged 65 years and over (79.1 percent) and lowest for those householders under 35 years of age (36.6 percent). Compared to the rates in the third quarter 2025, the third quarter 2026 rate was higher in the 65 years and over age group and lower in the 35 to 44 years of age group. The rates were not statistically different in the other age groups.

Table 6. Homeownership Rates by Age of Householder: 2021 to 2026

Year/Quarter	Homeownership Rates (percent)											
	United States		Under 35 years		35 to 44 years		45 to 54 years		55 to 64 years		65 years and over	
	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]	Rate	MOE[a]
2026												
Third Quarter	65.5	0.5	36.6	0.7	60.1	0.7	70.4	0.7	75.4	0.7	79.1	0.5
Second Quarter	65.0	0.5	35.2	0.7	60.9	0.7	69.7	0.7	75.1	0.7	78.6	0.5
First Quarter	65.3	0.5	36.8	0.7	61.1	0.7	69.2	0.7	75.6	0.7	78.4	0.5
2025												
Fourth Quarter*	65.7	0.5	37.9	0.8	60.9	0.8	69.5	0.8	76.7	0.7	79.0	0.5
Third Quarter	65.3	0.5	37.5	0.7	61.1	0.7	70.0	0.7	76.0	0.7	77.9	0.5
Second Quarter	65.0	0.5	36.4	0.7	61.0	0.7	69.2	0.7	75.8	0.7	78.6	0.5
First Quarter	65.1	0.5	36.6	0.7	60.3	0.7	70.6	0.7	75.2	0.7	79.0	0.5
2024												
Fourth Quarter	65.7	0.5	36.3	0.7	61.4	0.7	71.0	0.7	76.3	0.7	79.5	0.5
Third Quarter	65.6	0.5	37.0	0.7	62.3	0.7	69.7	0.7	75.9	0.7	79.1	0.5
Second Quarter	65.6	0.5	37.4	0.7	62.2	0.7	71.1	0.7	75.8	0.7	78.6	0.5
First Quarter	65.6	0.5	37.7	0.7	61.4	0.7	70.8	0.7	76.3	0.7	78.7	0.5
2023												
Fourth Quarter	65.7	0.5	38.1	0.7	62.0	0.7	70.3	0.7	76.0	0.7	79.0	0.5
Third Quarter	66.0	0.5	38.3	0.7	62.9	0.7	71.0	0.7	75.4	0.7	79.2	0.5
Second Quarter	65.9	0.5	38.5	0.7	63.1	0.7	70.8	0.7	75.5	0.7	78.9	0.5
First Quarter	66.0	0.5	39.3	0.7	62.6	0.7	70.1	0.7	76.1	0.7	78.8	0.5
2022												
Fourth Quarter	65.9	0.5	38.7	0.7	62.2	0.7	70.6	0.7	75.7	0.7	79.0	0.5
Third Quarter	66.0	0.5	39.3	0.7	62.5	0.7	71.4	0.7	74.6	0.7	79.5	0.5
Second Quarter	65.8	0.5	39.1	0.7	61.9	0.7	70.6	0.7	75.1	0.7	79.3	0.5
First Quarter	65.4	0.5	38.8	0.7	62.3	0.7	69.4	0.7	75.0	0.7	78.6	0.5
2021												
Fourth Quarter	65.5	0.5	38.3	0.7	61.4	0.7	70.0	0.7	75.3	0.7	79.4	0.5
Third Quarter	65.4	0.5	38.5	0.7	61.3	0.7	70.1	0.7	73.7	0.7	79.7	0.5
Second Quarter	65.4	0.5	37.8	0.7	61.3	0.7	69.4	0.7	75.4	0.7	79.6	0.5
First Quarter	65.6	0.5	38.1	0.7	62.0	0.7	69.4	0.7	75.7	0.7	79.3	0.5

[a]A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

* Due to a lapse in federal funding, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) did not collect data for the month of October 2025. The fourth quarter 2025 HVS estimates are therefore based only on data from November 2025 and December 2025.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.

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For homeownership rates by race, the third quarter 2026 homeownership rate for non-Hispanic White Alone householders reporting a single race was highest at 75.1 percent. The rate for Asian, Native Hawaiian and Pacific Islander Alone householders was second at 62.3 percent, and the rate for Black Alone householders was lowest at 44.4 percent. Compared to the third quarter 2025, the homeownership rate was higher for Non-Hispanic White Alone householders; the rate was lower for Black Alone householders. The homeownership rates for the other race groups were not statistically different from the third quarter 2025 rates.

Table 7. Homeownership Rates by Race and Ethnicity of Householder: 2022 to 2026

Year/Quarter	Homeownership Rates (percent)											
	United States		Non-Hispanic White Alone		Black Alone		All Other Races				Hispanic (of any race)	
							Total[a]		Asian, Native Hawaiian, and Other Pacific Islander Alone			
	Rate	MOE[b]	Rate	MOE[b]	Rate	MOE[b]	Rate	MOE[b]	Rate	MOE[b]	Rate	MOE[b]
2026												
Third Quarter	65.5	0.5	75.1	0.4	44.4	0.9	57.5	0.9	62.3	1.1	48.1	0.8
Second Quarter	65.0	0.5	74.5	0.4	45.4	0.9	54.4	0.9	58.6	1.1	48.1	0.8
First Quarter	65.3	0.5	75.0	0.4	44.0	0.9	55.8	0.9	60.1	1.1	48.2	0.8
2025												
Fourth Quarter*	65.7	0.5	75.1	0.4	44.2	0.9	59.1	1.0	63.1	1.2	48.7	0.9
Third Quarter	65.3	0.5	74.0	0.4	45.7	0.9	57.8	1.0	61.8	1.2	48.8	0.9
Second Quarter	65.0	0.5	74.0	0.4	43.9	0.9	57.5	1.0	62.1	1.2	48.8	0.9
First Quarter	65.1	0.5	74.2	0.4	44.7	0.9	57.2	1.0	62.0	1.2	47.8	0.9
2024												
Fourth Quarter	65.7	0.5	74.4	0.4	46.4	0.9	58.0	1.0	62.7	1.2	48.8	0.9
Third Quarter	65.6	0.5	74.2	0.4	45.7	0.9	57.7	1.0	62.5	1.2	48.8	0.9
Second Quarter	65.6	0.5	74.4	0.4	45.3	0.9	58.3	1.0	62.8	1.2	48.5	0.9
First Quarter	65.6	0.5	74.0	0.4	45.7	0.9	57.5	1.0	62.2	1.2	49.9	0.9
2023												
Fourth Quarter	65.7	0.5	73.8	0.4	45.9	0.9	58.4	1.0	63.0	1.2	49.8	0.9
Third Quarter	66.0	0.5	74.5	0.4	45.5	0.9	58.1	1.0	62.7	1.2	49.4	0.9
Second Quarter	65.9	0.5	74.5	0.4	45.7	0.9	58.0	1.0	61.8	1.2	49.0	0.9
First Quarter	66.0	0.5	74.4	0.4	45.8	0.9	58.2	1.0	61.6	1.2	49.7	0.9
2022												
Fourth Quarter	65.9	0.5	74.5	0.4	44.9	0.9	58.7	1.0	61.9	1.3	48.5	0.9
Third Quarter	66.0	0.5	74.6	0.4	45.2	0.9	58.5	1.0	61.6	1.3	48.7	0.9
Second Quarter	65.8	0.5	74.6	0.4	45.3	0.9	57.3	1.1	61.1	1.3	48.3	0.9
First Quarter	65.4	0.5	74.0	0.4	44.7	0.9	56.0	1.1	59.4	1.3	49.1	0.9

[a]Includes people who reported Asian, Native Hawaiian or Other Pacific Islander, or American Indian or Alaska Native regardless of whether they reported any other race, as well as all other combinations of two or more races.

[b]A margin of error is a measure of an estimate's variability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

* Due to a lapse in federal funding, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) did not collect data for the month of October 2025. The fourth quarter 2025 HVS estimates are therefore based only on data from November 2025 and December 2025.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.

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The third quarter 2026 homeownership rate for households with family income greater than or equal to the median family income (78.3 percent) was not statistically different from the third quarter 2025 rate (78.9 percent). The rate for households with family income less than the median family income (52.6 percent) was higher than the third quarter 2025 rate (51.8 percent).

Table 8. Homeownership Rates by Family Income: 2021 to 2026

Year/Quarter	Homeownership Rates (percent)					
	United States		Households with family income greater than or equal to the median family income[a]		Households with family income less than the median family income[a]	
	Rate	MOE[b]	Rate	MOE[b]	Rate	MOE[b]
2026						
Third Quarter	65.5	0.5	78.3	0.5	52.6	0.6
Second Quarter	65.0	0.5	77.9	0.5	52.1	0.6
First Quarter	65.3	0.5	78.2	0.5	52.4	0.6
2025						
Fourth Quarter*	65.7	0.5	78.9	0.5	52.4	0.6
Third Quarter	65.3	0.5	78.9	0.4	51.8	0.6
Second Quarter	65.0	0.5	78.7	0.5	51.4	0.6
First Quarter	65.1	0.5	78.1	0.5	52.1	0.6
2024						
Fourth Quarter	65.7	0.5	78.1	0.5	53.3	0.6
Third Quarter	65.6	0.5	78.5	0.5	52.7	0.6
Second Quarter	65.6	0.5	79.2	0.5	52.1	0.6
First Quarter	65.6	0.5	78.8	0.5	52.5	0.6
2023						
Fourth Quarter	65.7	0.5	78.4	0.5	53.0	0.6
Third Quarter	66.0	0.5	78.9	0.5	53.1	0.6
Second Quarter	65.9	0.5	78.8	0.5	53.0	0.6
First Quarter	66.0	0.5	78.6	0.5	53.4	0.6
2022						
Fourth Quarter	65.9	0.5	79.0	0.5	52.7	0.6
Third Quarter	66.0	0.5	79.4	0.5	52.7	0.6
Second Quarter	65.8	0.5	79.0	0.5	52.6	0.6
First Quarter	65.4	0.5	79.1	0.5	51.6	0.6
2021						
Fourth Quarter	65.5	0.5	79.0	0.5	52.0	0.6
Third Quarter	65.4	0.5	79.0	0.5	51.7	0.6
Second Quarter	65.4	0.5	78.9	0.5	51.9	0.6
First Quarter	65.6	0.5	79.4	0.5	51.7	0.6

[a]Based on family or primary individual income.

[b]A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

* Due to a lapse in federal funding, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) did not collect data for the month of October 2025. The fourth quarter 2025 HVS estimates are therefore based only on data from November 2025 and December 2025. Data users should exercise caution when comparing the fourth quarter 2025 estimates to other quarters.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, October 28, 2026.

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pio@census.gov

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The fourth quarter 2026 data are scheduled for release on February 2, 2027. View the full schedule in the Economic Briefing Room: <https://census.gov/economic-indicators/>. More details can be found at <www.census.gov/housing/hvs>.

EXPLANATORY NOTES

The estimates in this release are based on a sample survey and therefore are subject to both sampling and non-sampling error. Sampling error is a result of not surveying the entire population. Non-sampling error occurs because accurate information cannot always be obtained.

The sample estimate and its standard error enable one to construct a margin of error. A margin of error is a measure of an estimate's reliability. The larger a margin of error is in relation to the size of the estimate, the less reliable the estimate. For example, the standard error on the estimated rental vacancy rate of 7.6 percent is 0.153 percentage points. The margin of error, at the 90 percent confidence interval, is calculated as 1.645 x 0.153 percent, or 0.252 percentage points. Thus, the 90 percent confidence interval is from 7.3 percent to 7.9 percent when rounded. If all possible samples were surveyed under essentially the same general conditions and the same sample design, and if an estimate and its standard error were calculated from each sample, then approximately 90 percent of the margins of error would include the average result of all possible samples.

In the first quarter 2017, the parameters used to calculate standard errors for rates and estimates were updated. The factors are evaluated, and updated if necessary, after approximately 15 months of data have been collected from a new Current Population Survey/Housing Vacancy Survey (CPS/HVS) sample following a decennial census. Beginning in April 2025, a new sample was phased in over a 15-month period, with the phase-in completed in July 2026.

Since the first quarter 2003, the CPS/HVS housing inventory estimates have been controlled to independent housing unit estimates based upon Census 2000 (2000-2009 data), Census 2010 (2010-2019), and Census 2020 (2020-present data) and updated with building permit data, estimates of housing loss, and other administrative records data. In the second quarter 2026, the CPS/HVS revised the series of housing inventory estimates back to the second quarter 2020, based on the latest series of independent housing controls, the vintage 2025 time series. Housing inventory estimates from the second quarter 2000 through the fourth quarter 2009 are revised based on the vintage 2010 time series. Housing inventory estimates from the second quarter 2010 through the first quarter 2020 are revised based on the vintage 2020 time series. Housing inventory estimates prior to the second quarter 2000 have not been revised. The CPS/HVS housing inventory data series are based on the independently produced vintage 2025 housing unit estimates that are projected forward through the current quarter. The vintage 2025 estimates are benchmarked to the 2020 Census. The same general procedure will be followed each year in revising housing inventory estimates with the most up-to-date independent housing estimates available.

For an explanation of the methodology used in producing the housing inventory independent estimates, please see: <www.census.gov/programs-surveys/popest.html>

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Note: This time series is by the latest "vintage" year. For example, vintage 2025 means that all of the estimates in this time series are identified as belonging to "vintage 2025." The 2025 data are from the 2025 vintage, the 2024 data are from the 2025 vintage, and so on.

The CPS/HVS also began computing first-stage factors (used for weighting purposes) based on year-round and seasonal counts of housing units from Census 2000 for the first quarter 2003. From 1980 to 2002, the CPS/HVS first-stage factors were based on year-round estimates only. The effect on the data is slight and the change should improve the counts of year-round and seasonal units. For more information on the effects of these changes, please see the Source and Accuracy Statement at:
<www.census.gov/housing/hvs/files/qtr236/source_26q3.pdf>

Beginning in the second quarter 2022, the population controls reflect the results of the 2020 Decennial Census. This change has virtually no effect on vacancy and homeownership rates. The new 2020-based controls had virtually no effect on the rental vacancy rate in April 2020 which remained 5.72 percent. The homeowner vacancy rate similarly remained the same at 0.91 percent, while the homeownership rate increased negligibly from 65.56 percent to 65.57 percent.

The question on race on the CPS was modified beginning in the first quarter 2003 to comply with new standards for federal statistical agencies. Respondents are now allowed to report one or more races. The question on Hispanic origin is asked separately and is asked before the question on race.

The rental vacancy rate is the proportion of the rental inventory that is vacant for rent. In tables 1 and 2, the rates are computed using the following formula.

$$Rental\ Vacancy\ Rate\ (\%) = \left[\frac{\begin{matrix} Vacant\ year-round \\ units\ for\ rent \end{matrix}}{\left(\begin{matrix} Renter \\ occupied \\ units \end{matrix} \right) + \left(\begin{matrix} Vacant\ year-round \\ units\ rented\ but \\ awaiting\ occupancy \end{matrix} \right) + \left(\begin{matrix} Vacant\ year-round \\ units\ for\ rent \end{matrix} \right)} \right] * 100$$

The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant for sale. In tables 1 and 2 the rates are computed using the following formula.

$$Homeowner\ Vacancy\ Rate\ (\%) = \left[\frac{\begin{matrix} Vacant\ year-round \\ units\ for\ sale\ only \end{matrix}}{\left(\begin{matrix} Owner \\ occupied \\ units \end{matrix} \right) + \left(\begin{matrix} Vacant\ year-round \\ units\ sold\ but \\ awaiting\ occupancy \end{matrix} \right) + \left(\begin{matrix} Vacant\ year-round \\ units\ for\ sale\ only \end{matrix} \right)} \right] * 100$$

The homeownership rate is the proportion of households that is owner-occupied. It is computed by dividing the number of households that are occupied by owners by the total number of occupied households (tables 4, 4SA and 5).

$$Homeownership\ Rate\ (\%) = \left[\frac{Owner\ occupied\ housing\ units}{Total\ Occupied\ housing\ units} \right] * 100$$

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For the homeownership rate for a specific characteristic (tables 6, 7 and 8), use the owner and total number of units for that characteristic. For example, for the West region:

$$Homeownership\ Rate\ (West)\ (\%) = \left[\frac{Owner\ occupied\ housing\ units\ (West)}{Total\ Occupied\ housing\ units\ (West)}\right] * 100$$

RESOURCES

API

The Census Bureau's application programming interface, available at <www.census.gov/developers/>, lets developers create custom apps to reach new users and makes key demographic, socio-economic and housing statistics more accessible than ever before.

FRED Mobile App

Receive the latest updates on the nation's key economic indicators by downloading the FRED App <https://fred.stlouisfed.org/fred-mobile/> for both Apple and Android devices. FRED, the signature database of the Federal Reserve Bank of St. Louis, now incorporates the Census Bureau's 13 economic indicators.

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