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APPENDIX A: DEMAND ESTIMATES FOR WHITE HOUSEHOLDS BY LIFE CYCLE

The following tables present estimates of the demand equations developed in Chapter 4 for each of sixteen life-cycle classes. Definitions of independent and dependent variables are given in the text on pages 97 and 98.

TABLE A.1
PROBABILITY OF OWNERSHIP

$Q_1 = \beta_0 + \beta_1 \ln Y + \beta_2 \ln (POWN/PRENT)$

Life-Cycle Class	Income β_1	Incremental Price of Owning β_2
Single, alone	.762[a]	−.372[b]
Single, with others	.582	−.889[a]
Separated, no children	.175[a]	−.721[a]
Separated, children	.545[a]	−.564[b]
Married, head <30, no children	1.189[a]	−1.257[a]
Married, head <30, 1 child	.848[a]	−.606[a]
Married, head <30, 2+ children	.701[a]	−.501[a]
Married, head 30-39, no children	.487[a]	−.517[a]
Married, head 30-39, 1 child	.396[a]	−.462[a]
Married, head 30-39, 2+ children	.232[a]	−.209[a]
Married, head 40-49, no children	.158[a]	−.103[a]
Married, head 40-49, 1 child	.117[a]	−.109[a]
Married, head 40-49, 2+ children	.114[a]	−.082
Married, head 50+, no children	.147[a]	−.240[a]
Married, head 50+, 1 child	.060[a]	−.105[a]
Married, head 50+, 2+ children	.132[a]	−.055

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.2
DWELLING-UNIT SIZE, OWNERS (ROOMS)

$Q_2 = \beta_0 Y^{\beta_1} PR^{\beta_2}$

Life-Cycle Class	Income β_1	Price β_2
Single, alone	.0425	−.1204
Single, with others	.0761[a]	−.2404
Separated, no children	.0864[a]	−.0878[b]
Separated, children	.0423[a]	−.1104
Married, head <30, no children	.1026[a]	−.1292[a]
Married, head <30, 1 child	.0761[a]	−.1305[b]
Married, head <30, 2+ children	.1001[a]	−.1104[a]
Married, head 30–39, no children	.0628[a]	−.1192[b]
Married, head 30–39, 1 child	.1193[a]	−.1084[b]
Married, head 40–39, 2+ children	.1653[a]	−.1205[a]
Married, head 40–49, no children	.1436[a]	−.1405[b]
Married, head 40–49, 1 child	.1365[a]	−.1332[b]
Married, head 40–49, 2+ children	.1838[a]	−.1102[a]
Married, head 50+, no children	.1682[a]	−.1502[b]
Married, head 50+, 1 child	.1567[a]	−.1002[a]
Married, head 50+, 2+ children	.2571[a]	−.0905[b]

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.3
STRUCTURE AGE, OWNERS (YEARS)

$$Q_3 = \beta_0 Y^{\beta_1} P^{\beta_2} (PA_1)^{\beta_3} (PI_1)^{\beta_4}$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Newer Unit β_3	Incremental Price of Larger Lot β_4
Single, alone	−.3519[a]	.4816[a]	1.1301	−.7532
Single, with others	−.3460[a]	.3912[b]	.8224	2.1288[a]
Separated, no children	−.1306[a]	.2475[a]	.7588[b]	.0207
Separated, children	−.0507	.6981	.6689	2.3505[a]
Married, head <30, no children	−.0594	.0521	.6423	.2663
Married, head <30, 1 child	−.0704	.2182[b]	2.4750[a]	.6887
Married, head <30, 2+ children	−.2828[a]	.2387[b]	.1499	1.9788[a]
Married, head 30-39, no children	−.3062[a]	.4914[a]	−.2137	.0340
Married, head 30-39, 1 child	−.1720[a]	.2701[a]	1.4390[a]	.8792[a]
Married, head 30-39, 2+ children	−.2200[a]	.4168[a]	.7198[a]	.3250[b]
Married, head 40-49, no children	−.1668[a]	.2319[a]	1.4154[a]	.5655[b]
Married, head 40-49, 1 child	−.1734[a]	.0998[b]	1.4501[a]	.8758[b]
Married, head 40-49, 2+ children	−.1842[a]	.2804[a]	1.5451[a]	1.2378[a]
Married, head 50+, no children	−.2039[a]	.2516[a]	1.0868[a]	.2814[b]
Married, head 50+, 1 child	−.1899[a]	.2369[b]	.5508	.8358[b]
Married, head 50+, 2+ children	−.0549	.4746[a]	.2616	−.6985

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.4
PROBABILITY STRUCTURE AGE POST-1940, OWNERS

$$Q_4 = \beta_0 + \beta_1 \ln Y + \beta_2 \ln P + \beta_3 \ln (PA_2) + \beta_4 \ln (PL_1)$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Newer Unit β_3	Incremental Price of Larger Lot β_4
Single, alone	.2487[a]	−.2828[a]	−1.4831[a]	−.2223
Single, with others	.1187[b]	−.2394[b]	−.6624[b]	−.9815[b]
Separated, no children	.0516[b]	−.1927[a]	−.3846[b]	.1732
Separated, children	−.0048	−.4038[a]	−.7916[b]	−1.6446[a]
Married, head <30, no children	−.0249	−.2315[a]	.2022	−.1476
Married, head <30, 1 child	.0227	−.0562[b]	−.1107	−.3442[b]
Married, head <30, 2+ children	.0146	−.0369[b]	−.3820[b]	−.6481[a]
Married, head 30–39, no children	−.0007	−.1302[b]	−.3505[b]	−.0854
Married, head 30–39, 1 child	−.0300[b]	−.1422[a]	−.4745[b]	−.3091[b]
Married, head 30–39, 2+ children	−.0002	−.1559[a]	−.1868[b]	−.2696[a]
Married, head 40–49, no children	.0306[b]	−.1533[a]	−.3285[a]	−.2092[b]
Married, head 40–49, 1 child	.0332[b]	−.0712[b]	−.6114[a]	−.2809[b]
Married, head 40–49, 2+ children	.0122	−.1268[a]	−.3412[a]	−.1069
Married, head 50+, no children	.0746[a]	−.1667[a]	−.5097[a]	−.2717[b]
Married, head 50+, 1 child	.0510[b]	−.1108[b]	−.5553[b]	−.7322[a]
Married, head 50+, 2+ children	−.0063	−.1979[a]	.0405	−.4463[b]

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.5
PROBABILITY STRUCTURE AGE POST-1960, OWNERS

$$Q_5 = \beta_0 + \beta_1 \ln Y + \beta_2 \ln P + \beta_3 \ln (PA_1) + \beta_4 \ln (PL_1)$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Newer Unit β_3	Incremental Price of Larger Lot β_4
Single, alone	.0900[a]	−.1265[b]	−.3589[b]	.4254[b]
Single, with others	.0887[b]	−.0774	−.7425[b]	−.5953[b]
Separated, no children	.0447[a]	.0018	−.1632	.1213
Separated, children	.0078	−.1779[a]	−.2394	−.2689
Married, head <30, no children	−.0348	.1180	−.2846	.0560
Married, head <30, 1 child	−.0208	−.1058[b]	−1.3403[a]	−.2913
Married, head <30, 2+ children	.1648[a]	−.2098[b]	−.0051	−.7810[a]
Married, head 30-39, no children	.1566[a]	−.1638[b]	.0699	.3139
Married, head 30-39, 1 child	.0544[a]	−.0808[b]	−.4144[b]	−.3992[b]
Married, head 30-39, 2+ children	.1376[a]	−.1520[a]	−.2650[b]	−.0606
Married, head 40-49, no children	.0486[a]	−.0322	−.5069[a]	−.2228
Married, head 40-49, 1 child	.0630[a]	−.0005	−.7175[a]	−.3706[b]
Married, head 40-49, 2+ children	.0997[a]	−.1046[a]	−.5461[a]	−.6757[a]
Married, head 50+, no children	.0591[a]	−.0601[a]	−.3090[a]	.0345
Married, head 50+, 1 child	.0580[b]	−.0693	−.2096	.0994
Married, head 50+, 2+ children	.0299	−.1674[a]	.0207	.8253[b]

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.6
LOT SIZE, OWNERS (ACRES)

$$Q_6 = \beta_0 Y^{\beta_1} P^{\beta_2} (PA_1)^{\beta_3} (PL_1)^{\beta_4}$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Newer Unit β_3	Incremental Price of Larger Lot β_4
Single, alone	.2015[a]	−.2642[b]	−1.1544[b]	−1.0201[b]
Single, with others	.3092[a]	−.8147[a]	−1.1602[b]	−1.3822[b]
Separated, no children	.1330[a]	−.3759[a]	−1.4323[a]	−1.8074[a]
Separated, children	.0522	−.2619[a]	−.5140	−2.1977[a]
Married, head <30, no children	.2640[a]	−.3782	1.1189[b]	−2.9636[a]
Married, head <30, 1 child	−.0149	−.1905[b]	.1432	−.5538[b]
Married, head <30, 2+ children	.1387[a]	−.1178[b]	−.2650	−1.2323[a]
Married, head 30-39, no children	.1353[b]	−.2117[b]	.6107	−.5282
Married, head 30-39, 1 child	.3448[a]	−.1820[a]	−.4574[b]	−1.072[a]
Married, head 30-39, 2+ children	.2939[a]	−.1002[a]	−.2134[b]	−.5316[a]
Married, head 40-49, no children	.3070[a]	−.2255[a]	−.3810[b]	−.4046[b]
Married, head 40-49, 1 child	.3541[a]	−.1789[a]	−.0004	−1.0684[a]
Married, head 40-49, 2+ children	.4022[a]	−.0702[b]	−.5196[b]	−1.4017[a]
Married, head 50+, no children	.3162[a]	−.2149[a]	−.7225[a]	−1.2361[a]
Married, head 50+, 1 child	.4511[a]	−.3507[a]	.1464	−1.3716[a]
Married, head 50+, 2+ children	.4643[a]	−.4717[a]	−.5492[b]	.7035

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.7
PROBABILITY LOT SIZE LESS THAN .2 ACRE, OWNERS

$$Q_7 = \beta_0 + \beta_1 \ln Y + \beta_2 \ln P + \beta_3 \ln (PL_1) + \beta_4 \ln (PA_1)$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Larger Lot β_3	Incremental Price of Newer Unit β_4
Single, alone	−.0321	.2090[b]	1.5755[b]	.4902
Single, with others	−.0826[b]	.3248[a]	2.1414[a]	−.6605
Separated, no children	−.0324[b]	.3242[a]	.5793[a]	.3832[a]
Separated, children	−.0639[b]	.2162[a]	.1850	.1568
Married, head <30, no children	−.0967[b]	.1443[b]	.1590	−.1884
Married, head <30, 1 child	.0401	.2189[a]	.2379	−.1257
Married, head <30, 2+ children	−.0352[b]	.0811[a]	.4030[a]	.0443
Married, head 30-39, no children	.0083	.0143	.7402[a]	−.1019
Married, head 30-39, 1 child	−.0611[a]	.1525[a]	.2310[b]	.2383[b]
Married, head 30-39, 2+ children	−.0482[a]	.1208[a]	.0764	.2409[a]
Married, head 40-49, no children	−.0576[a]	.1846[a]	−.1110	.1643
Married, head 40-49, 1 child	−.0490[a]	.0617[b]	.1877	.1009
Married, head 40-49, 2+ children	−.0575[a]	.0988	.2912[a]	
Married, head 50+, no children	−.0585[a]	.1804[a]	.4124[a]	.2881[a]
Married, head 50+, 1 child	−.1001[a]	.2937[a]	.4175[b]	−.2422
Married, head 50+, 2+ children	−.0840[a]	.2647[a]	.5009[b]	.2217

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.8
PROBABILITY LOT SIZE GREATER THAN .3 ACRE, OWNERS

$$Q_8 = \beta_0 + \beta_1 \ln Y + \beta_2 \ln P + \beta_3 \ln (PL_2) + \beta_4 \ln (PA_1)$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Larger Lot β_3	Incremental Price of Newer Unit β_4
Single, alone	.1012	−.0861	−.2221	−.4841
Single, with others	.0739[b]	−.0820	−.4434	−.1617
Separated, no children	−.0010	−.0384	−.3644[b]	−.2642
Separated, children	.2137[a]	−.0080	−.7892[a]	−1.1214[a]
Married, head <30, no children	.2066[a]	−.3863[a]	.1188	1.1345
Married, head <30, 1 child	.0853[b]	−.1337[b]	.0481	.1672
Married, head <30, 2+ children	.0126	−.0969[b]	−.6192[a]	−.0223
Married, head 30-39, no children	.1292[a]	−.1380[b]	−.1809	.4478
Married, head 30-39, 1 child	.0648[a]	−.1371[b]	−.4964[b]	−.2942[b]
Married, head 30-39, 2+ children	.1118[a]	−.0548[b]	−.2055[b]	.0270
Married, head 40-49, no children	.0458[a]	.0086	.0391	−.3695[b]
Married, head 40-49, 1 child	.0760[a]	−.0504	−.4918[b]	−.1532
Married, head 40-49, 2+ children	.1155[a]	−.0492[b]	−.6134[a]	.0418
Married, head 50+, no children	.0943[a]	−.0745[a]	−.3049[a]	−.3433[a]
Married, head 50+, 1 child	.1456[a]	−.1165[b]	−1.1062[a]	.0403
Married, head 50+, 2+ children	.1239[a]	−.1082[b]	.0468	.3949

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.9
PROBABILITY LOT SIZE GREATER THAN .5 ACRE, OWNERS

$$Q_9 = \beta_0 + \beta_1 \ln Y + \beta_2 \ln P + \beta_3 \ln (PL_3) + \beta_4 \ln (PA_1)$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Larger Lot β_3	Incremental Price of Newer Unit β_4
Single, alone	.0860[a]	−.0187	.1229	.0791
Single, with others	.1170[a]	−.2379[a]	.0580	−.4851[b]
Separated, no children	.0594[a]	−.0207	−.1407[b]	−.4541
Separated, children	.0223	−.0503	−.0558	−.0974
Married, head <30, no children	.0830[b]	−.0030	−.0164	−.1153
Married, head <30, 1 child	.0289	−.0169	−.0377	−.0017
Married, head <30, 2+ children	.0582[a]	−.0071	.0115	.0211
Married, head 30-39, no children	.0448[b]	−.0624[b]	−.0097	.4415[b]
Married, head 30-39, 1 child	.1720[a]	−.0452[b]	−.0507	.1967
Married, head 30-39, 2+ children	.1228[a]	.0021	−.0725[b]	−.1086
Married, head 40-49, no children	.1331[a]	−.0467[b]	−.0207	−.1063
Married, head 40-49, 1 child	.1613[a]	−.0533[b]	.0478	−.0423
Married, head 40-49, 2+ children	.1656[a]	−.0481[b]	−.0907	−.3175[a]
Married, head 50+, no children	.1187[a]	−.0122	−.0764[b]	−.1637[b]
Married, head 50+, 1 child	.1704[a]	−.0371	.0987	−.0405
Married, head 50+, 2+ children	.1521[a]	−.0281	.0960	−.6266[b]

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.10
STRUCTURE SIZE, RENTERS (ROOMS)

$$Q_2 = \beta_0 (Y)^{\beta_1} (RR)^{\beta_2} (RA_2)^{\beta_3}$$

Life-Cycle Class	Income β_1	Incremental Price of Adding Room β_2	Incremental Price of Newer Unit β_3
Single, alone	.1859[a]	−.1395[b]	.3822[b]
Single, with others	.0931[a]	−.1501[b]	.2332
Separated, no children	.0602[a]	−.1045[b]	−.2118
Separated, children	.0756[a]	.0969	−.2265
Married, head < 30, no children	.0949[a]	−.2206[a]	−.2374
Married, head < 30, 1 child	.0693[a]	.0821	−.0813
Married, head < 30, 2+ children	.1016[a]	−.1091[b]	.1343
Married, head 30-39, no children	.0926[a]	−.0016	−.6535[b]
Married, head 30-39, 1 child	.0627[b]	.0925	.2149
Married, head 30-39, 2+ children	.1133[a]	−.0370	.3211[b]
Married, head 40-49, no children	.0612[b]	.0313	.0795
Married, head 40-49, 1 child	.2220[a]	−.0555	.5946[b]
Married, head 40-49, 2+ children	.1497[a]	.1722	−.1433
Married, head 50+, no children	.1439[a]	−.0842[b]	−.2664
Married, head 50+, 1 child	.1796[a]	−.0853	.9192
Married, head 50+, 2+ children	.0881	.4013	−1.8426[b]

[a]Significant at .05 level.
[b]t-ratio greater than one.

TABLE A.11
STRUCTURE AGE, RENTERS (YEARS)

$$Q_3 = \beta_0 Y^{\beta_1} R^{\beta_2} (RA_2)^{\beta_3}$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Newer Unit β_3
Single, alone	−.2681[a]	1.3155[a]	3.6048[a]
Single, with others	−.3017[a]	1.6290[a]	3.2968[a]
Separated, no children	−.4136[a]	.0027	6.2973[a]
Separated, children	−.2555[a]	.7652[b]	2.7709[a]
Married, head <30, no children	−.4406[a]	−.1710	2.7143[a]
Married, head <30, 1 child	−.3396[a]	.9022[a]	2.3530[a]
Married, head <30, 2+ children	−.1754[b]	.1443	2.8617[a]
Married, head 30–39, no children	−.2470[b]	.8113[b]	2.0560[a]
Married, head 30–39, 1 child	−.1939[a]	.8284[a]	1.2645[a]
Married, head 30–39, 2+ children	−.3767[a]	.6404[b]	1.9142[b]
Married, head 40–49, no children	−.5100[a]	1.6080[a]	−1.7798
Married, head 40–49, 1 child	−.5147[a]	−1.7267	6.5962[a]
Married, head 40–49, 2+ children	−.5530[a]	.9894[b]	.9788
Married, head 50+, no children	−.3169[a]	.8442[a]	2.5582[a]
Married, head 50+, 1 child	−.1448	−.2325	4.2427[b]
Married, head 50+, 2+ children	−.1033	−.6696	10.1680[a]

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.12
PROBABILITY STRUCTURE AGE POST-1940, RENTERS

$$Q_4 = \beta_0 + \beta_1 \ln Y + \beta_2 \ln R + \beta_3 \ln (RA_2)$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Newer Unit β_3
Single, alone	.1633[a]	−.7529[a]	−.8320[a]
Single, with others	.1315[a]	−1.1085[a]	−.3681[b]
Separated, no children	.1571[a]	−.4614[a]	−.5148[b]
Separated, children	.0743[b]	−.5483[a]	.0900
Married, head <30, no children	.1475[a]	−.3406[a]	.3940
Married, head <30, 1 child	.1519[a]	−.5525[a]	−.4911[b]
Married, head <30, 2+ children	.1175[a]	−.4131[a]	.5840[b]
Married, head 30-39, no children	.0564	−.7247[a]	−.2202
Married, head 30-39, 1 child	.1608[b]	−.3869[b]	−.2808
Married, head 30-39, 2+ children	.1809[a]	−.1244	−.4120[b]
Married, head 40-49, no children	.1202[b]	−.2287[b]	.0866
Married, head 40-49, 1 child	.2061[a]	−.0756	.5630
Married, head 40-49, 2+ children	.3077[a]	−.3590[b]	.3917
Married, head 50+, no children	.1259[a]	−.7412[a]	.8451[a]
Married, head 50+, 1 child	.0950	−1.4871[a]	2.5545[a]
Married, head 50+, 2+ children	.5367[a]	−.7552[b]	2.5840[b]

[a] Significant at .05 level.
[b] t-ratio greater than one.

TABLE A.13
PROBABILITY STRUCTURE AGE POST-1960, RENTERS

$$Q_5 = \beta_0 + \beta_1 \ln Y + \beta_2 \ln R + \beta_3 \ln (RA_1)$$

Life-Cycle Class	Income β_1	Price of Standard Bundle β_2	Incremental Price of Newer Unit β_3
Single, alone	.0885[a]	−.5175[a]	−.9128[a]
Single, with others	.1173[a]	−.5593[a]	−1.1177[a]
Separated, no children	.1476[a]	−.0279	−2.3415[a]
Separated, children	.1025[a]	−.2591[b]	−.9234[b]
Married, head <30, no children	.1963[a]	.0307	−.6041[b]
Married, head <30, 1 child	.1366[a]	−.2378[b]	−.7255[b]
Married, head <30, 2+ children	.0200	.0066	−.7785[b]
Married, head 30-39, no children	.1151[b]	−.1602	−.5038[b]
Married, head 30-39, 1 child	.1247[a]	−.2774[b]	−.6131[b]
Married, head 30-39, 2+ children	.1095[a]	−.2588[b]	−.2578
Married, head 40-49, no children	.2478[a]	−.8307[a]	−1.2141[b]
Married, head 40-49, 1 child	.1322[b]	.6814[a]	−2.0196[a]
Married, head 40-49, 2+ children	.1888[a]	−.5187[a]	.5559
Married, head 50+, no children	.1098[a]	−.4539[a]	−.3069
Married, head 50+, 1 child	.0417	.0506	−.8925
Married, head 50+, 2+ children	−.0463	−.1742	−2.8982[b]

[a] Significant at .05 level.
[b] t-ratio greater than one.