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Modernity and Housing

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Appendix B

Profiles of Housing Production



The following tables present a statistical summary of housing production in countries relevant to the preceding narrative. Specifically the profiles include: United States (1920–1975), Germany (1920–1938), the Netherlands (1921–1963), Great Britain (1930–1973), Italy (1951–1972), and Spain (1960–1971). In each case, data is presented in a form consistent with earlier discussion in the text.

United States

Year	Housing Starts (dus)	Annual Change (%)	Normalized (du/1,000 population)	Public (%)	Single-Family Dwellings (%)
1920	247,000				82
1921	449,000				71
1922	716,000				61
1923	871,000				59
1924	893,000				60
1925	937,000				61
1926	849,000				58
1927	810,000				56
1928	735,000				58
1929	509,000				62
1930	330,000				69
1931	254,000				74
1932	134,000				88
1933	93,000				82
1934	126,000				87
1935	221,000				83
1945	209,000		1.5	0.6	88
1949	1,025,000	10.1	6.8	3.5	77
1950	1,396,000	7.2	9.2	3.1	83
1955	1,328,000	neg.	8.0	1.5	89.9
1960	1,296,000	neg.	7.2	3.4	78
1961	1,365,000	5.3		3.8	72
1962	1,492,000	9.3		2.0	67
1963	1,614,000	8.2		2.1	62
1964	1,535,000	-4.9		2.1	62
1965	1,509,000	-1.7	7.9		63
1966	1,195,000	-20.8			65
1967	1,322,000	10.5			64
1968	1,545,000	16.9			58
1969	1,499,000	-3.0	7.4	2.0	54
1970	1,469,000	-2.0		0	56
1971	2,084,000	41.9			55
1972	2,379,000	14.2	±11.4		55
1973	2,058,000	-13.5			55
1974	1,353,000	-34.3			66
1975	1,172,000	-13.4	5.5	0.8	76
1989	1,374,000		5.5		73

Source: U.S. Department of Commerce 1955; annual figures from U.S. Department of Labor, Bureau of Labor Statistics (1945-).

Germany

Year	Housing Starts (dus)
1920	neg.
1921	neg.
1922	20,000
1923	95,000
1924	130,000
1925	173,000
1926	200,000
1927	287,000
1928	310,000
1929	320,000
1930	309,000
1931	288,000
1932	150,000
1933	136,000
1934	192,000
1935	210,000
1936	274,000
1937	307,000
1938	389,000

Source: Benevolo 1984;
Bauer 1934.

The Netherlands

Year	Housing Starts (dus)	Annual Change (%)	Normalized (du/1,000 population)	Public (%)	Municipal (%)
1921	40,364				
1922	45,500				
1923	43,132				
1924	46,712				
1925	47,190				
1926	49,593				
1927	51,099				
1928	48,165				
1929	48,068				
1930	52,238				
1931	51,543				
1932	42,317				
1933	45,610				
1934	53,814				
1935	46,459				
1936	31,071				
1945	566			17.2	26
1950	47,300		5.9	65	37
1951	58,666	24	4.1	70	41
1952	69,372	64			26
1953	77,160	12	7.0±		26
1954	61,254	-21			34
1955	76,430	25			22
1956	86,437	13	7.1±		17
1957	84,783	-2			27
1958	83,396	-2			33
1959	87,085	5			29
1960	86,025	-1			22
1961	101,768	17	7.2±		17
1962	91,880	-10			14
1963	93,766	2	6.5		16

Source: Ministry of Housing and Building 1964; Ministry of Reconstruction and Housing 1953.

Great Britain

Year	Housing Completions (dus)	Annual Change (%)	Normalized (du/1,000 population)	Public (%)
1930	190,000			
1931	210,000			
1932	220,000	5		
1933	362,000	65	9 to 10	
1934	350,000			
1935	375,000			
1936	365,000			
1946	60,000			50
1947	135,000	125		70
1948	225,000	67		84
1949	200,000	-11		85
1950	200,000	0		85
1951	195,000	-3	4.5±	87
1952	240,000	23		87
1953	320,000	33	7.0±	82
1954	350,000	9	7.9±	73
1955	315,000	-10	7.7±	63
1956	300,000	-5	6.8±	58
1957	300,000	0	6.8±	57
1958	241,525	-20		55
1961	268,832		6.8	
1963	298,872		6.3±	42
1964	373,676	25	8.0±	42
1965	382,297	2.4		44
1966	385,509	0.8		47
1967	404,356	5		50
1968	413,715	2	7.8±	46
1969	366,793	-13	7.1	51
1970	350,433	-4		51
1971	350,520		6.6	45
1972	319,097	-9		38
1973	293,571	-8		37

Source: 1930–1935: Benevolo 1984, p. 508; 1946–1957: Barr 1958, p. 23; 1958, 1961; Alderson 1962; 1963–1973: Pepper 1975, p. 95.

Italy

Year	Investment (trillion lire, 1963 values)	Annual Change (%)	Public (%)
1951	0.51		25
1952	0.63	24	26
1953	0.75	19	21
1954	0.9	20	16
1955	1.09	21	12
1956	1.21	11	10
1957	1.36	12	10
1958	1.41	4	14
1959	1.51	7	21
1960	1.53	1.3	17
1961	1.67	9	11
1962	1.93	16	7
1963	2.16	12	4
1964	2.29	6	4
1965	2.15	-6	6
1966	2.12	-1.4	7
1967	2.21	4	7
1968	2.47	12	7
1969	2.85	15	5
1970	2.67	-6	3.6
1971	2.35	-12	3.5
1972	2.39	1.7	3.3

Source: Garavini 1975.

Spain

Year	Housing Completions (dus)	Annual Change (%)	Normalized (du/1000 population)	Public (%)
1960	144,000		4.8	
1961	148,000	3	4.8	
1962	162,000	9	5.3	8.9
1963	206,000	27	6.6	14.2
1964	257,000	25	8.1	5.4
1965	283,000	10	8.9	6.8
1966	268,000	-5	8.9	7.7
1967	204,000	-24	6.3	8.8
1968	248,000	22	7.5	8.8
1969	270,000	9	8.1	8
1970	308,000	14	9.1	6.8
1971	319,000	4	9.4	

Source: Bohigas 1975, p. 152.

