

June 22, 2001

Updates Of Annotated Data Resources ¹

Overview

The annotated data sources below are arranged by categorical design provided in Exhibit 1 of Thrall (2001). Included are contact information (address, URL), and descriptive information on what is offered by the public and private data vendors. Annotations are additions to those provided in Exhibit 2 of Thrall (2001).

Please contribute annotations via email to the editor for the *Real Estate Information Technology* section of the *Journal of Real Estate Literature*, or other designated contact person referenced in the REITech section heading. Submitted annotations to be considered for publication must be complete, and must follow the format presented here. Please include a suggested category from Exhibit 1 of Thrall (2001) with each contributed annotation. In future installments, the contributing author's name, affiliation, and contact information will be published along with each contributed annotation.

Reference

Thrall, Grant Ian, 2001. "Data Resources for Real Estate and Business Geography Analysis," *Journal of Real Estate Literature* 9(2): 175-225.

¹ All annotations in this installment have been contributed by Grant Thrall. Grant Thrall thanks Scottie Barnes and Jim Englehardt of *GeoSpatial Solutions*.

1. Market-Level Economic Base Research Sources

Title	STAT-USA
Url	http://www.stat-usa.gov
Data Source	STAT-USA
Description	One of the three agencies comprising the Economics and Statistics Administration (the other two are the Census Bureau and the Bureau of Economic Analysis), STAT-USA is tasked with delivering vital economic, business, and international trade information produced by the U.S. Government to business and citizens. STAT-USA responds to customer requests (fees vary) and scours the government information vaults to compile requested information. The agency delivers data through subscription services via the STAT-USA Internet site or on CD-ROM. Reports can also purchased on an individual basis through the newsstand on STAT-USA's Web site.
Key Data	data coverage for the general state of the U.S. economy and industry sector analysis and market reports for various business types by country
Time Span	Annual
Geographic Scale	International, United States, and user-specified

Title	FedStats
Url	http://www.fedstats.gov/
Data Source	United States Interagency Council on Statistical Policy
Description	FedStats is a gateway to statistics from over 100 U.S. Federal agencies, created by the United States Interagency Council on Statistical Policy's (ICSP) One-Stop Shopping for Federal Statistical Data web site known as FedStats opened in May of 1997. Unlike most other countries in which there is one entity that collects, analyzes, and disseminates statistical information, the United States has developed a decentralized statistical system. The ICSP is currently comprised of the heads of the principal statistical agencies of the United States. FedStats was created to provide users with a common gateway that could quickly access the statistical information they were seeking.
Key Data	Published collections of statistics available online including the Statistical Abstract of the United States.
Time Span	various
Geographic Scale	International comparisons, national, State, county, and local.

Title	Wholesale Trade Survey
Url	http://www.census.gov/svsd/www/mwts.html
Data Source	U.S. Census Bureau Monthly
Description	This survey offers adjusted estimated sales and inventory data for businesses with standard industry classification codes of 500-519.
Key Data	Key data include revised adjusted and unadjusted estimates of monthly sales, inventories, and inventories/sales ratios for merchant wholesalers from January 1990 to the recent quarter; estimated annual purchases, gross margins, and gross margin/sales ratios for merchant wholesalers business type; estimated coefficients of variation of monthly sales and end-of-month inventories; and estimated coefficients of variation of annual sales,

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	end-of-year inventories, purchases, gross margins, and gross margin/sales ratios.
Time Span	Monthly
Geographic Scale	United States

Title	Census of Retail Trade
Url	http://www.census.gov/epcd/www/97EC44.HTM
Data Source	U.S. Census Bureau, Economic Census
Description	The Census of Finance and Insurance covers firms involved in transactions for creating, liquidating, or changing ownership of financial assets and/or in facilitating financial transactions.
Key Data	Principal activity types include: raising funds by taking deposits and/or issuing securities; pooling of risk by underwriting insurance and annuities, and providing specialized services facilitating or supporting financial intermediation, insurance, and employee benefit programs. Both censuses provide data about kind of business, number and type of establishments, revenue, payroll, and employment.
Time Span	Every five years (years ending in two and seven). The most recent data are from 1997, and comparative statistics for earlier years are provided if available.
Geographic Scale	United States, states, metropolitan statistical areas, counties, selected places, and ZIP codes

Title	Census of Service Industries
Url	http://www.geospatial-online.com/0601/www.census.gov/epcd/www/97EC54.HTM (Professional, Scientific, and Technical Services), http://www.geospatial-online.com/0601/www.census.gov/epcd/www/97EC62.HTM (Health Care and Social Assistance), http://www.geospatial-online.com/0601/www.census.gov/epcd/www/97EC61.HTM (Educational Services), http://www.geospatial-online.com/0601/www.census.gov/epcd/www/97EC56.HTM (Administrative and Support and Waste Management and Remediation Services), http://www.geospatial-online.com/0601/www.census.gov/epcd/www/97EC71.HTM (Art, Entertainment, and Recreation), http://www.geospatial-online.com/0601/www.census.gov/epcd/www/97EC72.HTM (Accommodation and Food Services), http://www.geospatial-online.com/0601/www.census.gov/epcd/www/97EC81.HTM (Other Services)
Data Source	U.S. Census Bureau, Economic Census
Description	The Census Bureau conducts several censuses of service industries. Prior to 1997, data from these censuses were combined and available as the Census of Service Industries. The Census of Professional, Scientific, and Technical Services covers

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	<p>establishments with payroll that specialize in performing activities requiring a high degree of expertise and training. Activities performed include legal advice and representation; accounting, bookkeeping, and payroll services; architecture, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; and veterinary services, among others.</p> <p>The Census of Health Care and Social Assistance consists of establishments providing services delivered by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry.</p> <p>The Census of Educational Services comprises establishments that provide instruction and training such as schools, colleges, universities, and training centers. These establishments may be privately owned and operated for profit or not for profit, or they may be publicly owned and operated. They may also offer food and accommodation services to their students.</p> <p>The Census of Arts, Entertainment, and Recreation includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises establishments involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.</p> <p>The Census of Accommodation and Food Services comprises establishments providing customers with lodging and/or prepared meals, snacks, and beverages for immediate consumption.</p> <p>The Census of Administrative and Support and Waste Management and Remediation Services includes establishments performing routine support activities for the day-to-day operations of other organizations. The establishments in this sector specialize in one or more support activities and provide the services to clients in a variety of industries and, in some cases, to households. Activities performed include office administration, hiring, and placing of personnel; document preparation and similar clerical services; solicitation, collection, security, and surveillance services; and cleaning and waste disposal.</p> <p>The Census of Other Services (except public administration) covers establishments with payroll engaged in providing services not specifically provided for elsewhere in the North American Industry Classification System. Establishments in this sector are primarily engaged in activities such as repair and maintenance of equipment and machinery, personal and laundry services, and religious, grant-making, civic, professional, and similar organizations. Establishments providing death care, pet care, photo finishing, temporary parking, and dating services are also included.</p>
Key Data	<p>Basic data obtained for all of these censuses include kind of business, federal income tax status, geographic location, taxable operating receipts (revenue for tax-exempt establishments), annual and first-quarter payroll,</p>

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	and employment. Some census establishments provide additional data about operational and organizational status, sources of receipts, business characteristics, and industry specific measures (such as exports or the number of hotel accommodations). Other measures for tax-exempt organizations include gifts and endowment income
Time Span	Every five years (years ending in two and seven). The most recent data are from 1997, and comparative statistics for earlier years are provided if available.
Geographic Scale	United States, states, metropolitan statistical areas, counties, selected places, and ZIP codes

Title	Census of Utilities, Information Industries, and Transportation and Warehousing
Url	http://www.census.gov/epcd/www/97EC22.HTM (Utilities), http://www.census.gov/epcd/www/97EC48.HTM (Transportation and Warehousing), http://www.census.gov/epcd/www/97EC51.HTM (Information)
Data Source	U.S. Census Bureau, Economic Census
Description	<p>Before 1997, the Census of Utilities, Census of Information Industries, and Census of Transportation and Warehousing consisted of one census known as the Census of Transportation, Utilities, and Communications.</p> <p>The Census of Utilities comprises establishments engaged in electric power, natural gas, steam, or water supply and sewage removal. Within this sector, the specific activities associated with the utility services provided vary by utility; thus, electric power includes generation, transmission, and distribution; natural gas includes distribution; steam supply includes provision and/or distribution; water supply includes treatment and distribution; and sewage removal includes collection, treatment, and disposal of waste through sewer systems and treatment facilities.</p> <p>The Census of Transportation and Warehousing includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation. Many of the establishments in this sector often operate on networks, with physical facilities, labor forces, and equipment spread over an extensive geographic area. Excluded from this sector are establishments primarily engaged in providing travel-agent services that support transportation and other establishments, such as hotels, businesses, and government agencies.</p> <p>The Census of Information Industries comprises establishments engaged in producing and distributing information and cultural products, providing the means to transmit or distribute these products as well as data or communications, and processing data. The main components of this sector are publishing (including software publishing), motion picture and sound recording, broadcasting and telecommunications, and information and data processing services. .</p>
Key Data	Basic data for all three of these censuses include kind of business, geographic location, total operating revenue, annual and first-quarter payroll, and number of employees. Establishments receiving a long-form question-naire provide additional data about revenue by source and other industry-specific measures. Multi-unit firms in certain pipeline, telephone and telegraph communications, and electric and gas service industries

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	report revenue and related output measures consolidated to the state level.
Time Span	Time span: Every five years (years ending in two and seven), beginning in 1987. The most recent data are from 1997. In 1987, only selected transportation industries (standard industry classifications 42, 44, and 47) were covered. Current data are provided for all establishments classified in standard industry classification code division E (except the U.S. Postal Service).
Geographic Scale	Geographic scale: United States, states, and metropolitan statistical areas. The Census of Information also provides data for counties and places with 2,500 inhabitants or more.

Title	Census of Wholesale Trade
Url	http://www.census.gov/epcd/www/97EC42.HTM
Data Source	U.S. Census Bureau, Economic Census
Description	All wholesale trade establishments with payroll are included in this survey. Wholesalers are businesses that sell primarily to other businesses and institutions.
Key Data	Statistics are presented by kind of business and/or operation, number of establishments, geographic location, sales, payroll by size of establishment; size of company or firm (within the same kind of business or group), and legal form of organization. Data for merchant wholesalers also include information about payroll, employment, operating expenses, and inventories.
Time Span	Every five years (years ending in two and seven). The most recent data are from 1997.
Geographic Scale	United States, states, and metropolitan statistical areas, counties, and places with 2,500 inhabitants or more

Title	Summary of National Statistics
Url	http://www.census.gov/epcd/www/ecensus.html
Data Source	U.S. Census Bureau, Economic Census
Description	The Summary of National Statistics for the Economic Census can be used to forecast industry demand for various kinds of real estate.
Key Data	The summary lists the number of establishments, sales or receipts, and annual employment payroll for mining; construction; manufacturing; transportation and warehousing; information; utilities; wholesale trade; retail trade; finance and insurance; real estate and rental and leasing; professional, scientific, and technical services; health care and social assistance; educational services; administrative and support and waste management and remediation services; accommodation and food services; art, entertainment, and recreation; and other service industries (excluding public administration).
Time Span	Every five years (years ending in two and seven). The most recent data are from 1997.
Geographic Scale	United States, states, counties, and ZIP codes

1.1 Population

1.1.1 Historical Counts

1.1.2 Current Estimates and Forecasts

Title	Population Estimates
Url	http://www.census.gov/population/www/estimates/uspop.html (national) http://www.census.gov/population/www/estimates/statepop.html (states) http://www.census.gov/population/www/estimates/countypop.html (counties)
Data Source	U.S. Census Bureau, Population Estimates Program
Description	The Population Estimates Program produces estimates for the United States, areas within the United States (states and counties), and Puerto Rico. National data include total monthly population estimates from 1980 to 2000; annual population estimates by age group, sex, race, and Hispanic origin for selected years from 1990 to 2000; annual estimates by nativity from 1990 to 1999; quarterly population estimates by single year of age, sex, race, and Hispanic origin from 1980 to 1990; monthly estimates by single year of age, sex, race, and Hispanic origin from 1990 to 2000; and historical population estimates from 1900 to 1990.
Key Data	Key data include total population estimates and growth and estimates by age, sex, race, and Hispanic origin. Also supplied are demographic components of change such as population by age and sex presented in tables for different age groupings as well as single year of age.
Time Span	State and county population projections are provided annually from 1980 to 2000.
Geographic Scale	National, States, Counties

1.2 The Economy

Title	Bureau of Economic Analysis (BEA)
Url	www.bea.doc.gov
Data Source	Bureau of Economic Analysis (BEA)
Description	The BEA is a sister agency of the Census Bureau and STAT-USA within the Department of Commerce's Economics and Statistics Administration.
Key Data	BEA measures, presents, and interprets gross domestic product, personal income, and corporate profits in the context of the National income and Product Accounts. BEA also maintains industry and wealth, international trade, and foreign direct-investment data, leading economic indicators, and various real estate construction data measurements..
Time Span	Current and historical data
Geographic Scale	Global, United States, regions, states, and local areas

1.2.1 Employment, Labor, And Related Economic Indicators

1.2.1.1 Major Employers

1.2.1.2 Labor Productivity

1.2.1.3 Unemployment Rate

1.2.1.4 Employee Wages Salaries And Benefits

Title	Internal Revenue Service, Statistics of Income Division
Url	www.irs.ustreas.gov/prod/tax_stats
Data Source	Internal Revenue Service
Description	The Statistics of Income Division of the Internal Revenue Service provides annual income, financial, and tax data based on individual and business returns (including corporations, partnerships, and sole proprietorships), and returns filed by tax-exempt organizations. The office also supplies periodic data and in-depth analyses based on other returns, such as those filed by estates, as well as those related to employment, excise, and gift taxes; employee plans; tax exempt bonds; and trusts.
Key Data	annual income, financial, and tax information
Time Span	Annual
Geographic Scale	United States

1.2.1.5 Educational Attainment

1.2.2 Other Economic Indicators

1.2.2.1 Cost of Housing

1.2.2.2 Taxes And Government Expenditures

1.2.2.3 Bond (Credit) Rating

1.2.2.4 Transportation

1.2.2.5 Public Policy Issues

1.2.2.6 Natural Hazards

2. General Real Estate Supply-and-Demand Sources

2.1 Real Estate Forecasting Reports

2.2 Real Estate Market Reports

2.3 Specialized Real Estate Sources

3. General Real Estate Supply Conditions

3.1 Permits

3.2 Starts

3.3 Agricultural Land

4. Data Sources For A Single Property Type

4.1 Office

4.2 Retail

4.2.1 Supply and Demand: Population, Households, Income, and Competition

4.2.2 Sales, Rents, and Expense Benchmarks

Title	Census of Real Estate and Rental and Leasing and Census of Finance and Insurance
Url	http://www.census.gov/epcd/www/97EC53.HTM (Real Estate and Rental and Leasing) http://www.census.gov/epcd/www/97EC52.HTM (Finance and Insurance)
Data Source	U.S. Census Bureau, Economic Census
Description	Before 1997, The Census of Real Estate and Rental and Leasing and the Census of Finance and Insurance were combined and available as the Census of Financial, Insurance, and Real Estate Industries. The Census of Real Estate and Rental and Leasing includes firms primarily engaged in renting, leasing, or otherwise allowing the use of tangible (real estate and equipment) and intangible (patents and trademarks) assets, as well as establishments providing related services (such as appraising, managing, selling, renting and/or buying real estate). Excluded from this sector are real estate investment trusts and establishments primarily engaged in renting or leasing equipment with operators.
Key Data	The Census of Finance and Insurance covers firms involved in transactions for creating, liquidating, or changing ownership of financial assets and/or in facilitating financial transactions. Principal activity types include: raising funds by taking deposits and/or issuing securities; pooling of risk by underwriting insurance and annuities, and providing specialized services facilitating or supporting financial intermediation, insurance, and employee benefit programs. Both censuses provide data about kind of business, number and type of establishments, revenue, payroll, and employment.
Time Span	Every five years (years ending in two and seven). The most recent data are from 1997.
Geographic Scale	United States, states, and metropolitan statistical areas. The Census of Real Estate and Rental and Leasing also has data for counties and places with 2,500 inhabitants or more.

4.2.3 Supply

Title	CoStar Group (including formerly independent Comps.Com)
Url	http://www.costargroup.com
Data Source	Survey data administered by CoStar Group and contributed by individual property owners and managers
Description	Detailed survey information on property and lease information. Database also includes over 1,030,000 high-resolution digital images of exteriors of commercial real estate buildings, as well as plat maps for most properties.
Key Data	Individual property listings include lease and for-sale information, sales comparables, commercial tenant information, contact information. Each property has an individual address field and includes latitude and longitude coordinates.

Time Span	current
Geographic Scale	Property specific

- 4.2.4 Pipeline
- 4.2.5 General Retail Surveys
- 4.3 Residential (non apartment residences)
 - 4.3.1 Residential Supply
 - 4.3.2 Sales Volume and Prices
 - 4.3.3 Pipeline
- 4.4 Apartment s
 - 4.4.1 Supply
 - 4.4.2 Rents
 - 4.4.3 Pipeline
 - 4.4.4 Vacancy Rates and Homeownership Rates
 - 4.4.5 Expenses
- 4.5 General Residential Surveys
- 4.6 Industrial
 - 4.6.1 Demand (Employment)

Title	Census of Manufacturers
Url	http://www.census.gov/epcd/www/97EC31.HTM (geographic-area series) http://www.census.gov/prod/www/abs/97ecmani.html (industry series)
Data Source	U.S. Census Bureau, Economic Census
Description	This component of the Economic Census presents final figures for approximately 459 industries by groups of related industries. (For example, the dairy products group includes butter, cheese, milk, and related industries.) The industry series report provides detailed data at the national level according to type of manufacturing business. Data are provided on quantity and value of products shipped and materials consumed; cost of fuels and electric energy consumed; capital expenditures; assets; rents; inventories; employment; payrolls; payroll supplements; hours worked; value added by manufacturing; number of establishments; and number of companies.
Key Data	Geographic-area series data overview each industry segment at the state level, supplying data about number of establishments by type, number of employees, employee wages and hours worked, value added by manufacture, cost of materials, value of shipments, and total capital expenditures.
Time Span	Every five years (years ending in two and seven). The most recent data are from 1997, and comparative statistics for earlier years are provided where available.
Geographic Scale	United States and states

4.6.2 Supply
4.6.3 Pipeline
4.6.4 Vacancy Rates
4.6.4 General Surveys

Title	Census of Mining
Url	www.census.gov/epcd/www/97EC21.htm (geographic-area series) www.census.gov/prod/www/abs/97ecmini.html (industry series)
Data Source	U.S. Census Bureau, Economic Census
Description	The Census of Mining surveys establishments that extract naturally occurring mineral solids, such as coal and ores; liquid minerals, such as crude petroleum; and gases. The term mining is used in the broad sense to include quarrying, well operations, beneficiating (for example, crushing, screening, washing, and flotation), and other preparation customarily performed as a part of mining activity. The Census of Mining distinguishes two basic activities: mine operation and mining support. Operation includes establishments operating mines, quarries, or oil and gas wells. Support activities include establishments that perform exploration (except geophysical surveying) and/or other related services. The short form of the Census of Mining survey requests only basic data from companies, including capital expenditures, quantity and value of products, kind of business, geographic location, legal form of ownership, total revenue, annual and first-quarter payroll, and number of employees. Establishments receiving a long form provide added detail about employment, payrolls, worker hours, payroll supplements, shipments, inventories, supplies, and fuels.
Key Data	Data are available as a geographic-area series (overviewing each industry segment at the state level) or industry series (providing more detailed data at the national level according to type of operation). The Bureau of Economic Analysis uses Census of Mining to benchmark gross domestic product estimates for mining industries. The Federal Reserve Board uses the data to prepare the Index of Industrial Production.
Time Span	Every five years (years ending in two and seven) since 1967. Before 1967, mining industry censuses were conducted in 1963, 1958, 1954, and approximately every 10 years prior to 1954, beginning in 1840. Reported data are for activities taking place during the previous calendar year.
Geographic Scale	United States, states, and offshore areas

4.7 Hotels

4.7.1 Hotel Basic Data Sources

4.7.2 General Surveys

5. International – miscellaneous

Title	Weather and Satellite Image Data
Url	http://dtnweather.com
Data Source	11400 Rupp Drive Burnsville, MN 55377 952-890-0609
Description	DTN Weather Services provides real-time, high-resolutions radar and satellite images to businesses.
Key Data	global forecasts and current and historical weather conditions (including temperature, wind, and accumulated rainfall). The company can provide data as point or polygon shape files, grid files, or georegistered TIFFs.
Time Span	Current and historical data
Geographic Scale	weather data coverage is worldwide for many variables, and the finest resolution at this time is 1 km x 1 km

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