Just fewer than one in ten housing units in the U.S. are vacant. In Megalopolis the values range from 2.1% in Fairfax VA to 59.8% in Nantucket MA. Some amount of vacant housing is expected as new houses are built and units become available before being occupied. There are two area of higher than average vacant housing. The first is the resort/beach home areas as Nantucket as well as Dukes MA ((56.7%), Cape May NJ (53.7%), Banstable MA (35.5%), and Suffolk NY (10.2%). In these areas vacancies reflect seasonal holiday homes that are only occupied for a limited time during the year. Second, there are areas where the lack of economic growth has created an out migration of people and vacancies in the older housing stock. Counties such as Pike PA (49.7%) and Carbon PA (22.3%) have experienced lack of economic growth and consequently out migration of households, and lack of demand especially for the older housing stock. Third, there are also significant numbers of vacant housing units in certain inner city neighborhoods of cities such as Baltimore and Philadelphia. Here vacancies arise from urban blight as population loss and housing deterioration leads to a lack of demand, vacancies and in some cases abandonment. In some places this produces a downward spiral of vacancies creating conditions for further neighborhood deterioration.