

2011 Housing Profile: Charlotte-Gastonia-Concord, NC-SC

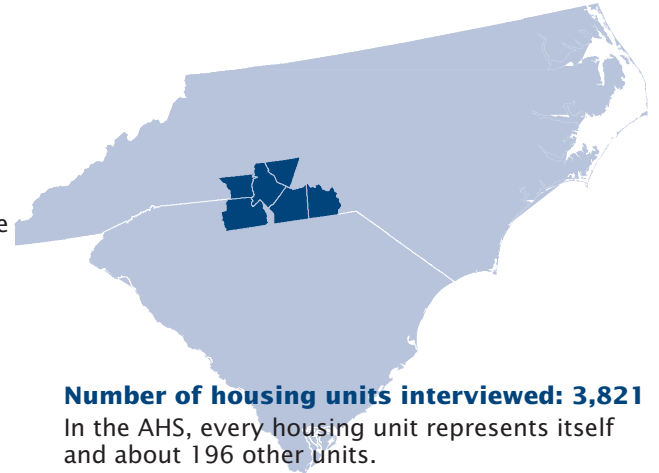
American Housing Survey Factsheets

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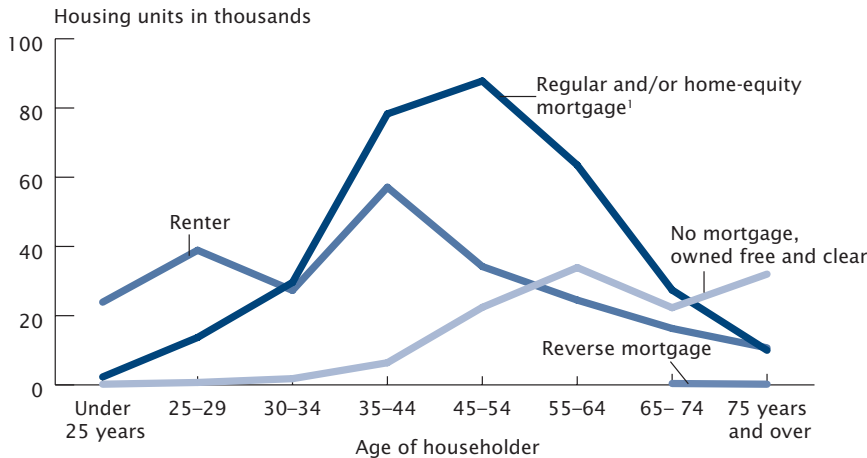
OUR HOMES ARE MORE THAN WHERE WE LIVE

Owning or renting your own place is a milestone for many. Our homes may be investments, or sometimes financial burdens. Whether it's a gathering place

for friends and family or a sanctuary where you relax, our homes are important. That is why the American Housing Survey (AHS) is a valuable survey, allowing us to learn more about the types of homes in which we live and the size and composition of the housing inventory.



WHO RENTS OR PAYS A MORTGAGE?



¹ Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.
Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2011 American Housing Survey.

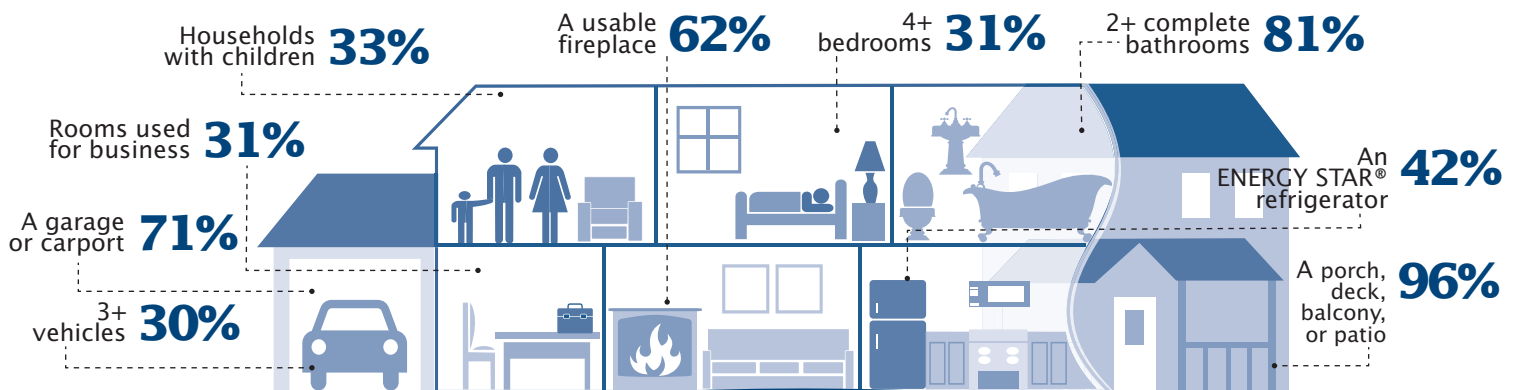
Number of housing units interviewed: 3,821
In the AHS, every housing unit represents itself and about 196 other units.

The AHS coverage of the **Charlotte-Gastonia-Concord Metro Area** matches the 2009 Office of Management and Budget definition.

HOUSING INVENTORY

	Number	Percent
Total Units	747,600	100.0
Owner-occupied units	432,800	57.9
Renter-occupied units	233,000	31.2
Vacant units	76,700	10.3
Seasonal units	5,000	0.7

OWNER-OCCUPIED HOUSING UNITS WITH:



WHAT IS THE AHS?

The AHS is the most comprehensive housing survey in the United States. The same units have been interviewed since 1985, with new construction, demolitions, and conversions taken into account. National data are collected every other year and metropolitan area data are collected on a rotating basis.

People in nearly every field use information from the AHS to evaluate and study the physical and financial characteristics of the nation's housing stock. In addition to the indicators presented in Tables 1 and 2, the AHS provides data on multi-family and single-family homes, manufactured/mobile homes, equipment and appliances, characteristics of the occupants, and more.

Table 1.

Physical Characteristics—All Occupied Housing Units: 2011

Characteristics	Total	Owner-occupied	Renter-occupied
One unit, detached (percent)	70.0	88.4	35.8
Cooperative or condo (percent)	5.6	4.1	8.5
Median:			
Year built	1989	1991	1986
Square footage per unit	1,788	1,846	1,200
Percentage using:			
Well water (primary source)	18.3	24.7	6.7
Public sewer	78.6	71.3	92.2
Main house heating fuel (percent):			
Electricity	44.7	32.9	66.6
Piped gas	48.3	58.5	29.5
Other	7.0	8.6	3.9
Percentage with:			
Central air	90.7	93.6	85.2
Warm-air furnace (main heating)	65.2	70.7	54.9
Unsafe drinking water	4.4	4.4	4.3
Working carbon monoxide detectors	56.3	61.4	46.8
Separate dining room	51.4	61.7	32.3
Swimming pool	16.2	8.9	29.9
Signs of rodents in last 12 months	10.8	13.7	5.5
Mold in last 12 months	3.0	2.8	3.3
Wheelchair-accessible ramps	0.4	0.3	0.6
Missing roofing material ¹	4.9	4.2	7.4
Leakage from outside structure	8.8	9.4	7.9

¹ Excludes multiunit structures.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2011 American Housing Survey.

Table 2.

Financial Characteristics—Owner-Occupied Housing Units: 2011

Characteristics	Total	New construction past 4 years	Black alone	Hispanic	Elderly (65+ years)	Below poverty
Median:						
Year mortgage originated	2006	2010	2004	2007	2004	2003
Purchase price (dollars)	132,000	225,000	99,000	144,000	70,000	60,000
Home value (dollars)	155,000	215,000	113,000	160,000	150,000	125,000
Current total loan as percentage of value (percent)	76.0	79.0	87.0	84.0	54.0	78.0
Ratio of value to current income	2.6	2.3	2.8	2.8	4.7	12.1
Percentage with:						
No mortgage, owned free and clear	27.7	8.9	20.1	22.4	58.8	51.1
Regular and/or home equity mortgage ¹	72.2	90.7	79.8	78.0	40.4	48.7
Line-of-credit only	9.2	0.8	5.0	8.5	11.3	11.2
Refinanced primary mortgage	23.2	26.6	13.8	22.0	15.0	9.1
Two or more regular and/or home equity mortgages ¹	12.8	0.8	8.5	15.2	4.4	14.1
Median monthly expenditures (dollars)						
Total housing	1,039	1,730	960	1,114	485	528
Mortgage payment	991	1,226	772	1,015	746	719
Property insurance	50	48	42	48	46	45
Real estate taxes	121	167	100	115	100	87
Routine maintenance	25	—	21	25	17	21
Electricity	130	135	141	171	118	122
Trash removal	22	25	25	22	30	21

— Represents or rounds to zero.

¹ Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2011 American Housing Survey.

SOURCE AND ACCURACY

The AHS is sponsored by the Department of Housing and Urban Development (HUD) and conducted by the U.S. Census Bureau. Data presented are based on the sample of units that responded to the 2011 AHS, using weighting consistent with Census 2010. The resulting estimates are representative of the entire population. For information on sampling and estimation methods, see <www.census.gov/housing/ahs/methodology>.

FOR MORE INFORMATION

Visit the AHS Web site for a complete set of tables, definitions, and more <www.census.gov/housing/ahs>. Additional information is available on HUD's Web site at <www.huduser.org>. Please contact us at 888-518-7365 (toll-free) or e-mail us at <ahsn@census.gov> with any inquiries about these data.