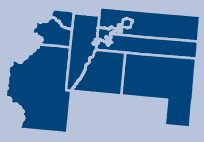
2011 Housing Profile: Denver, CO

American Housing Survey Factsheets

Issued July 2013
AHS/11-11

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.

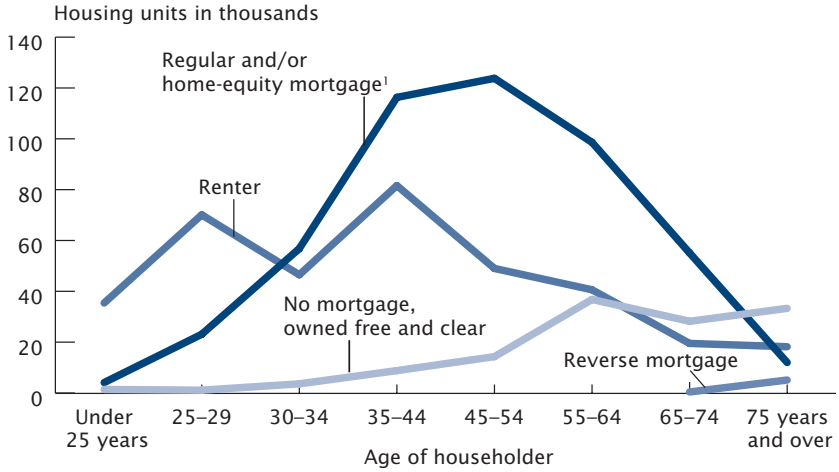


Number of housing units interviewed: 3,789

In the AHS, every housing unit represents itself and about 282 other units.

The AHS coverage of **Denver Metro Area** does not match the 2009 Office of Management and Budget definition due to the exclusion of the new county of Broomfield. The AHS continues to use the old county borders from before Broomfield's creation to define the Denver MSA.

WHO RENTS OR PAYS A MORTGAGE?



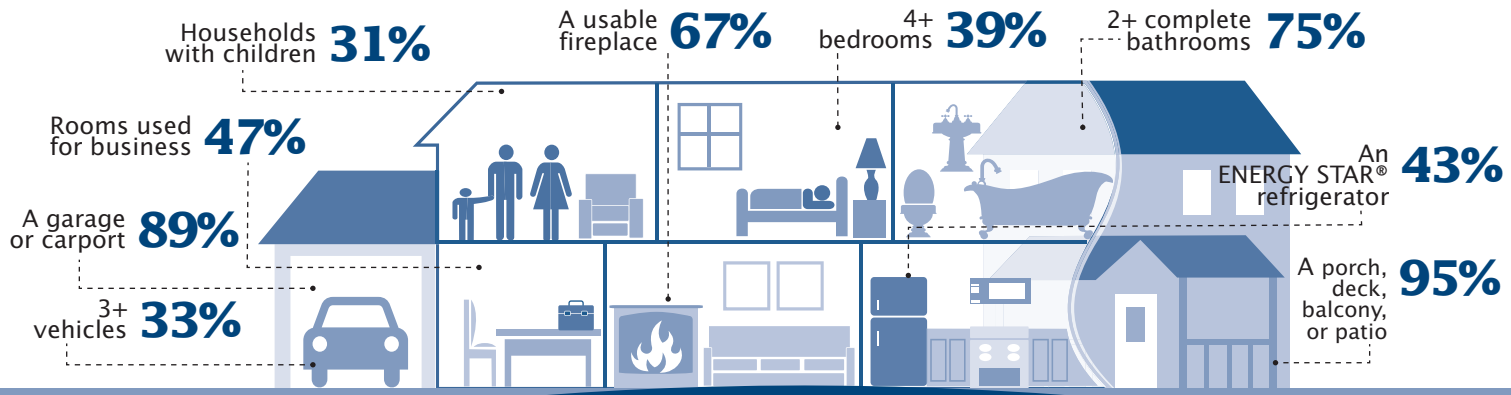
[1] Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

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

HOUSING INVENTORY

	Number	Percent
Total Units	**1,067,000**	**100.0**
Owner-occupied units	622,900	58.4
Renter-occupied units	361,000	33.8
Vacant units	78,700	7.4
Seasonal units	4,400	0.4

OWNER-OCCUPIED HOUSING UNITS WITH:



U.S. Department of Housing and Urban Development
OFFICE OF POLICY DEVELOPMENT AND RESEARCH

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU

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)	62.0	82.9	25.9
Cooperative or condo (percent)	12.2	11.2	14.0
Median:			
Year built	1978	1979	1976
Square footage per unit	2,100	2,200	1,530
Percentage using:			
Well water (primary source)	6.3	8.7	2.3
Public sewer	93.9	91.7	97.7
Main house heating fuel (percent):			
Electricity	13.5	7.5	23.7
Piped gas	83.2	88.9	73.4
Other	3.3	3.6	2.8
Percentage with:			
Central air	52.4	55.1	47.7
Warm-air furnace (main heating)	80.5	86.1	70.8
Unsafe drinking water	4.2	3.1	6.0
Working carbon monoxide detectors	60.1	66.0	49.9
Separate dining room	46.7	57.9	27.4
Swimming pool	19.6	10.1	36.1
Signs of rodents in last 12 months	11.7	13.8	8.2
Mold in last 12 months	1.5	1.4	1.8
Wheelchair-accessible ramps	0.4	0.4	0.2
Missing roofing material[1]	5.0	5.2	3.9
Leakage from outside structure	10.1	11.1	8.5

[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	2007	2009	2007	2007	2004	2006
Purchase price (dollars)	185,000	375,000	155,000	139,000	86,000	110,000
Home value (dollars)	225,000	290,000	185,000	160,000	230,000	140,000
Current total loan as percentage of value (percent)	78.0	86.0	103.0	88.0	52.0	81.0
Ratio of value to current income	3.0	2.7	2.6	3.1	4.5	17.9
Percentage with:						
No mortgage, owned free and clear	20.5	6.2	13.4	20.0	45.8	33.6
Regular and/or home equity mortgage[1]	78.6	92.5	74.3	79.8	50.0	66.1
Line-of-credit only	8.8	2.1	3.0	8.9	7.4	6.0
Refinanced primary mortgage	37.3	11.6	29.7	26.3	27.9	10.3
Two or more regular and/or home equity mortgages[1]	18.2	7.5	14.9	19.6	8.6	11.4
Median monthly expenditures (dollars)						
Total housing	1,377	2,000	1,484	1,273	755	958
Mortgage payment	1,266	1,800	1,200	1,114	875	780
Property insurance	69	50	73	56	58	50
Real estate taxes	133	167	133	92	126	83
Routine maintenance	42	8	25	42	25	33
Electricity	87	90	91	84	86	83
Trash removal	21	40	17	15	20	26

[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.