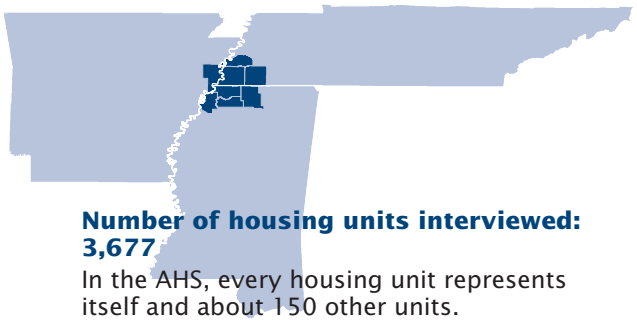
2011 Housing Profile: Memphis, TN-MS-AR

American Housing Survey Factsheets

Issued July 2013
AHS/11-16

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.

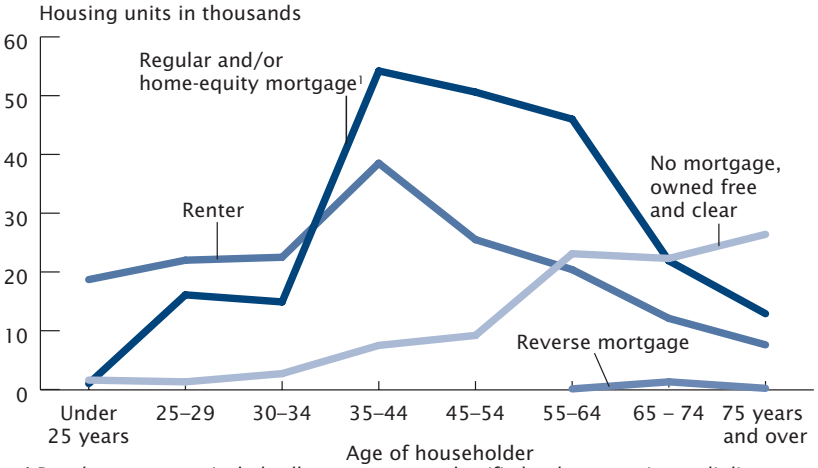


Number of housing units interviewed: 3,677

In the AHS, every housing unit represents itself and about 150 other units.

The AHS coverage of the **Memphis Metro Area** matches the 2009 Office of Management and Budget definition.

WHO RENTS OR PAYS A MORTGAGE?



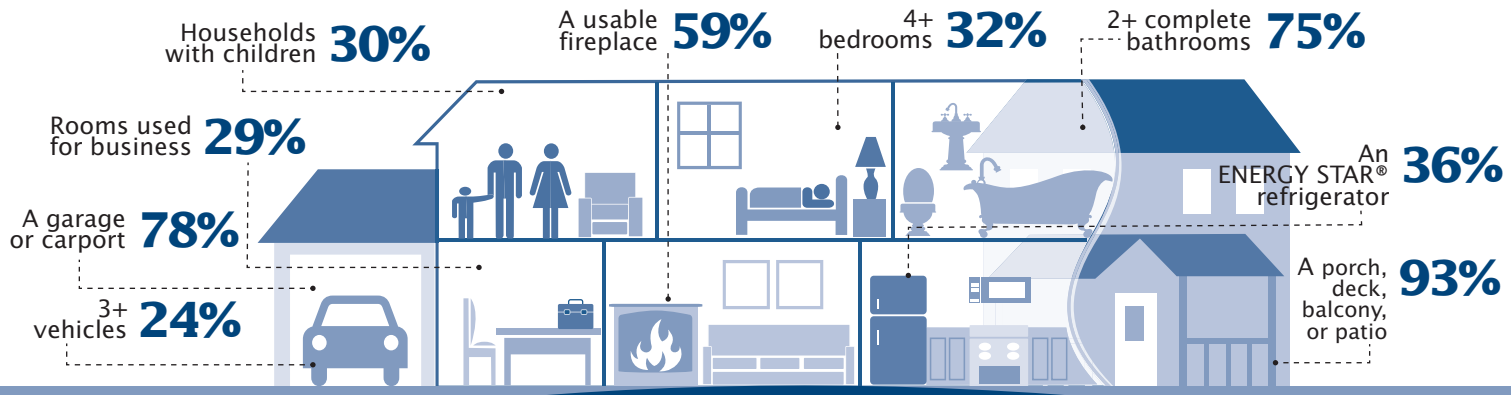
[1] Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

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

HOUSING INVENTORY

	Number	Percent
Total Units	**552,500**	**100.0**
Owner-occupied units	313,300	56.7
Renter-occupied units	167,300	30.3
Vacant units	71,100	12.9
Seasonal units	800	0.1

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)	73.1	91.7	38.1
Cooperative or condo (percent)	2.7	0.9	5.9
Median:			
Year built	1979	1982	1976
Square footage per unit	1,750	1,900	1,300
Percentage using:			
Well water (primary source)	3.1	4.1	1.3
Public sewer	89.4	86.0	95.9
Main house heating fuel (percent):			
Electricity	40.2	25.5	67.8
Piped gas	57.0	70.9	31.0
Other	2.8	3.6	1.2
Percentage with:			
Central air	86.3	88.7	82.0
Warm-air furnace (main heating)	85.6	89.6	78.2
Unsafe drinking water	3.5	2.3	5.7
Working carbon monoxide detectors	30.6	35.9	20.7
Separate dining room	55.4	65.5	36.3
Swimming pool	17.2	10.3	30.1
Signs of rodents in last 12 months	14.1	15.6	11.2
Mold in last 12 months	5.1	4.6	5.9
Wheelchair-accessible ramps	0.5	0.7	0.1
Missing roofing material[1]	8.3	8.4	7.5
Leakage from outside structure	16.7	19.4	11.8

[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	2005	2010	2004	2009	2000	2002
Purchase price (dollars)	100,000	185,000	69,695	110,000	65,000	58,000
Home value (dollars)	100,000	185,000	80,000	90,000	89,000	74,000
Current total loan as percentage of value (percent)	80.0	94.0	88.0	105.0	60.0	59.0
Ratio of value to current income	2.1	3.3	2.1	2.2	3.1	9.4
Percentage with:						
No mortgage, owned free and clear	30.0	8.6	26.0	27.6	57.2	49.2
Regular and/or home equity mortgage[1]	69.5	92.9	72.9	72.4	41.0	48.3
Line-of-credit only	4.7	2.9	2.4	1.0	3.1	0.6
Refinanced primary mortgage	19.9	4.3	12.2	3.8	11.0	10.7
Two or more regular and/or home equity mortgages[1]	8.9	4.3	9.1	1.0	4.7	2.7
Median monthly expenditures (dollars)						
Total housing	958	1,289	867	1,023	520	500
Mortgage payment	876	1,096	694	840	600	600
Property insurance	61	55	58	67	58	52
Real estate taxes	111	147	83	83	96	68
Routine maintenance	29	8	25	13	25	17
Electricity	165	131	166	157	142	159
Trash removal	20	12	21	12	22	20

[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.