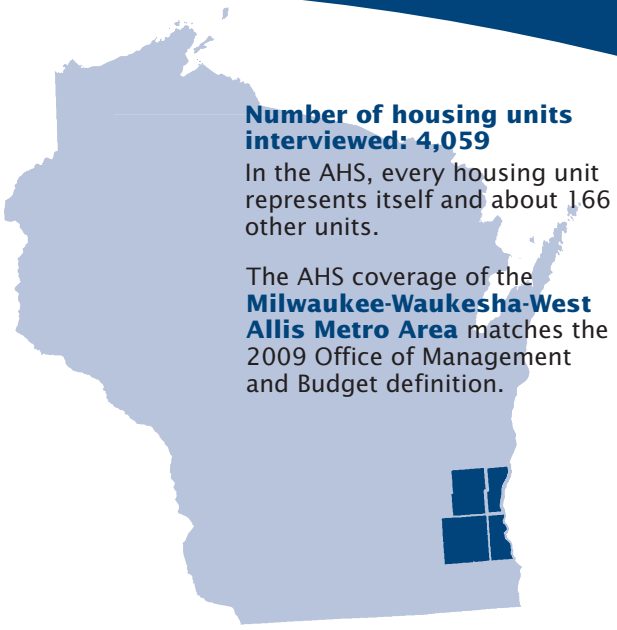
2011 Housing Profile: Milwaukee-Waukesha-West Allis, WI

American Housing Survey Factsheets

Issued July 2013
AHS/11-17

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.

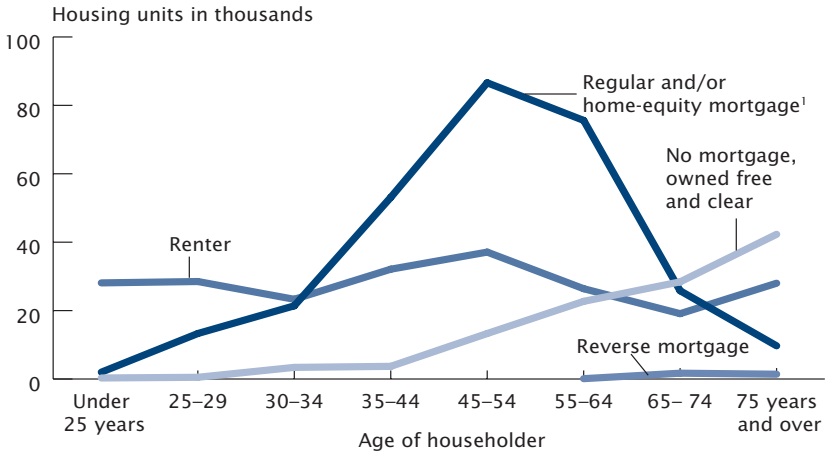


Number of housing units interviewed: 4,059

In the AHS, every housing unit represents itself and about 166 other units.

The AHS coverage of the **Milwaukee-Waukesha-West Allis Metro Area** matches the 2009 Office of Management and Budget definition.

WHO RENTS OR PAYS A MORTGAGE?



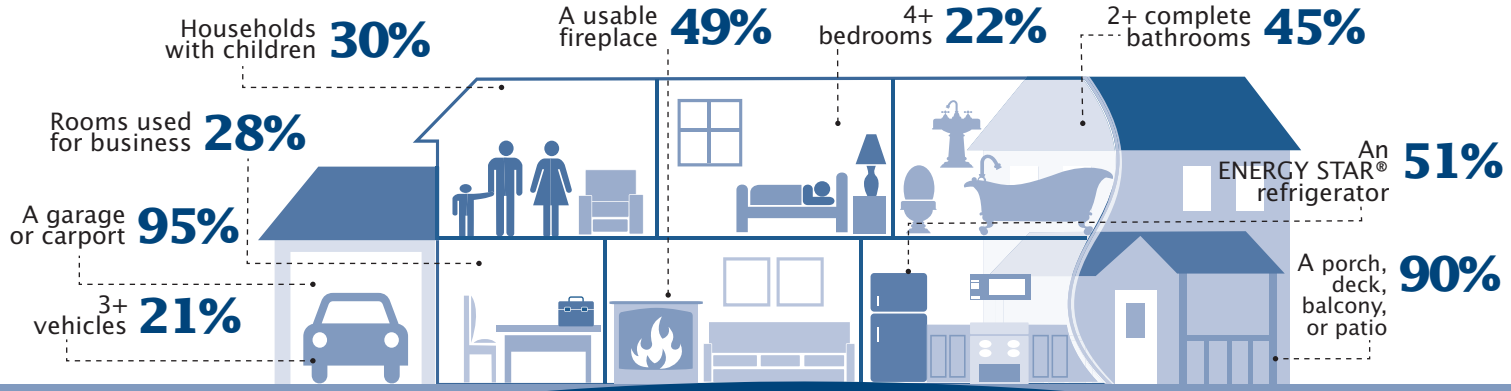
[1] Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

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

HOUSING INVENTORY

	Number	Percent
Total Units	**674,100**	**100.0**
Owner-occupied units	405,200	60.1
Renter-occupied units	222,700	33.0
Vacant units	45,600	6.8
Seasonal units	700	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)	57.8	83.3	11.3
Cooperative or condo (percent)	8.1	10.3	4.0
Median:			
Year built	1965	1965	1967
Square footage per unit	2,000	2,000	1,400
Percentage using:			
Well water (primary source)	13.3	19.4	2.3
Public sewer	90.3	85.5	99.1
Main house heating fuel (percent):			
Electricity	16.3	6.6	34.0
Piped gas	79.0	88.2	62.4
Other	4.6	5.2	3.6
Percentage with:			
Central air	65.1	83.8	31.2
Warm-air furnace (main heating)	78.6	87.6	62.1
Unsafe drinking water	6.7	4.6	10.5
Working carbon monoxide detectors	53.9	58.3	45.8
Separate dining room	45.6	55.1	28.3
Swimming pool	7.9	7.2	9.2
Signs of rodents in last 12 months	11.8	12.6	10.3
Mold in last 12 months	2.5	2.4	2.6
Wheelchair-accessible ramps	0.3	0.2	0.3
Missing roofing material[1]	2.0	1.9	3.2
Leakage from outside structure	10.9	11.6	9.7

[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	2008	2004	2007	2005	2005
Purchase price (dollars)	125,000	315,000	41,000	136,000	48,900	64,000
Home value (dollars)	180,000	275,000	80,000	140,000	150,000	100,000
Current total loan as percentage of value (percent)	67.0	32.0	58.0	68.0	52.0	62.0
Ratio of value to current income	2.7	5.3	2.1	2.3	4.0	23.6
Percentage with:						
No mortgage, owned free and clear	28.3	11.8	19.6	9.8	64.7	38.5
Regular and/or home equity mortgage[1]	71.0	88.2	80.4	90.2	32.6	56.7
Line-of-credit only	9.8	2.9	2.4	4.3	6.5	2.6
Refinanced primary mortgage	35.1	8.8	24.1	30.4	15.2	14.3
Two or more regular and/or home equity mortgages[1]	12.3	8.8	4.8	17.4	5.1	3.5
Median monthly expenditures (dollars)						
Total housing	1,125	906	720	1,225	610	704
Mortgage payment	1,100	659	547	1,049	600	740
Property insurance	47	42	38	38	44	38
Real estate taxes	300	392	164	267	289	213
Routine maintenance	33	–	33	33	17	17
Electricity	103	79	88	93	90	104
Trash removal	27	21	67	26	33	38

– 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.