2011 Housing Profile: New Orleans-Metairie-Kenner, LA

American Housing Survey Factsheets

Issued July 2013
AHS/11-18

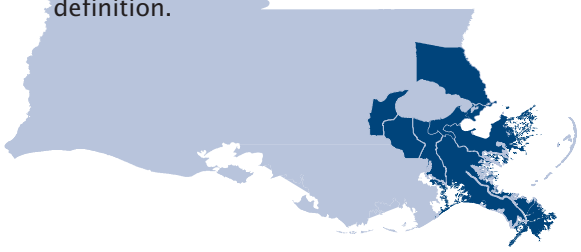
OUR HOMES ARE MORE THAN WHERE WE LIVE

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.

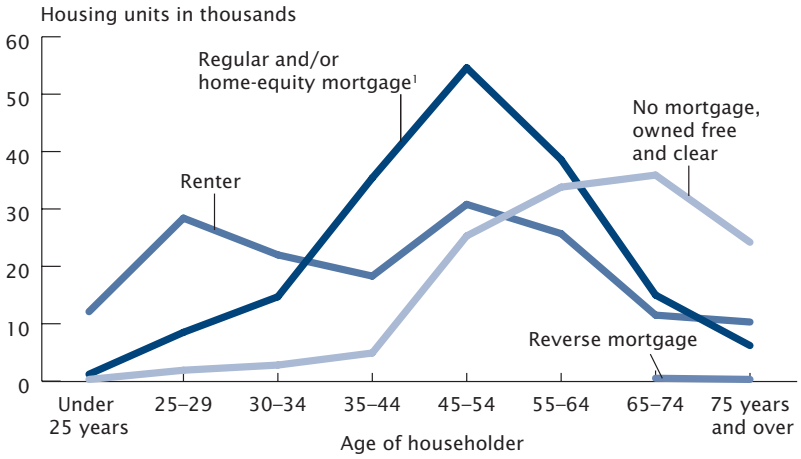
Number of housing units interviewed: 3,720

In the AHS, every housing unit represents itself and about 147 other units.

The AHS coverage of the **New Orleans-Metairie-Kenner Metro Area** matches the 2009 Office of Management and Budget definition.



WHO RENTS OR PAYS A MORTGAGE?



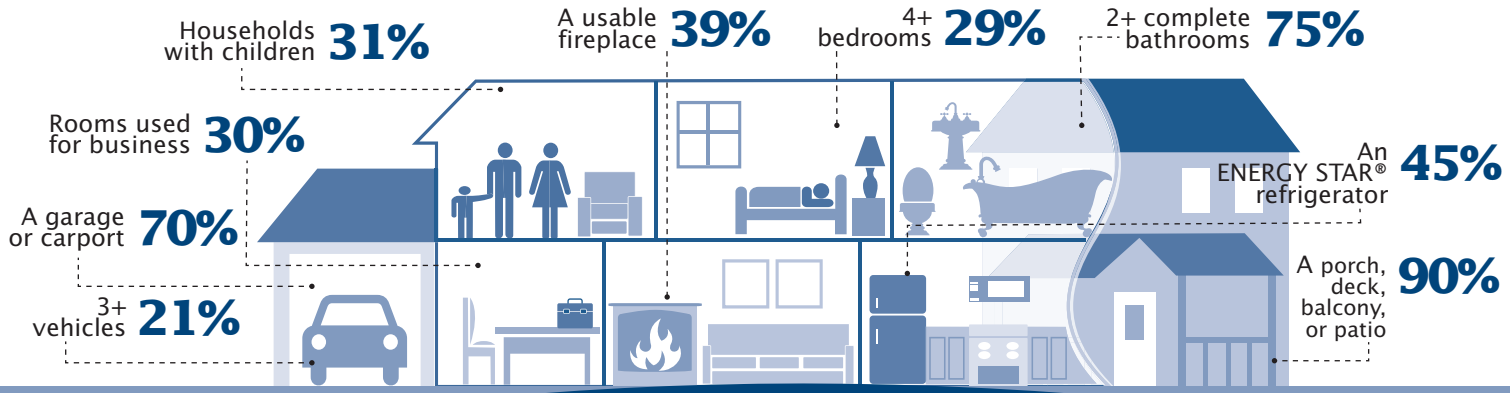
[1] Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

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

HOUSING INVENTORY

	Number	Percent
Total Units	**545,700**	**100.0**
Owner-occupied units	303,900	55.7
Renter-occupied units	159,100	29.2
Vacant units	77,800	14.3
Seasonal units	4,900	0.9

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)	68.2	88.7	29.1
Cooperative or condo (percent)	3.4	2.9	4.4
Median:			
Year built	1972	1975	1968
Square footage per unit	1,763	1,865	1,200
Percentage using:			
Well water (primary source)	7.9	10.4	3.0
Public sewer	91.6	88.4	97.7
Main house heating fuel (percent):			
Electricity	56.4	47.6	73.2
Piped gas	41.7	50.2	25.5
Other	1.9	2.2	1.3
Percentage with:			
Central air	85.2	89.6	76.9
Warm-air furnace (main heating)	79.2	83.3	71.5
Unsafe drinking water	12.4	11.6	13.9
Working carbon monoxide detectors	28.9	32.9	21.3
Separate dining room	51.2	62.0	30.5
Swimming pool	13.0	10.7	17.3
Signs of rodents in last 12 months	10.4	8.0	14.9
Mold in last 12 months	2.1	1.7	2.8
Wheelchair-accessible ramps	0.4	0.1	0.8
Missing roofing material[1]	4.0	4.0	4.0
Leakage from outside structure	8.5	8.5	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	2006	2009	2002	2006	2000	2002
Purchase price (dollars)	100,000	165,000	80,000	133,500	45,000	75,000
Home value (dollars)	160,000	200,000	141,000	171,000	130,000	100,000
Current total loan as percentage of value (percent)	58.0	60.0	47.0	30.0	36.0	27.0
Ratio of value to current income	3.2	3.5	3.9	3.5	4.9	18.8
Percentage with:						
No mortgage, owned free and clear	42.4	27.9	53.4	28.3	73.1	59.3
Regular and/or home equity mortgage[1]	57.3	72.1	46.2	70.5	25.8	40.5
Line-of-credit only	4.3	–	0.9	11.4	1.0	0.8
Refinanced primary mortgage	17.6	1.9	6.8	13.3	8.3	4.4
Two or more regular and/or home equity mortgages[1]	6.1	1.0	3.2	11.4	1.1	1.0
Median monthly expenditures (dollars)						
Total housing	824	1,111	663	1,048	458	473
Mortgage payment	1,000	1,200	900	1,000	500	500
Property insurance	150	100	112	208	117	50
Real estate taxes	59	71	44	94	33	50
Routine maintenance	33	–	17	50	25	10
Electricity	138	121	130	155	120	135
Trash removal	25	27	25	25	25	25

– 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.