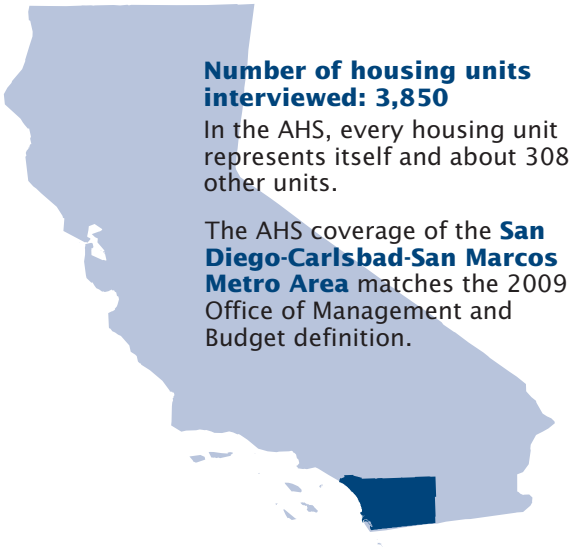
2011 Housing Profile: San Diego-Carlsbad-San Marcos, CA

American Housing Survey Factsheets

Issued July 2013
AHS/11-27

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.

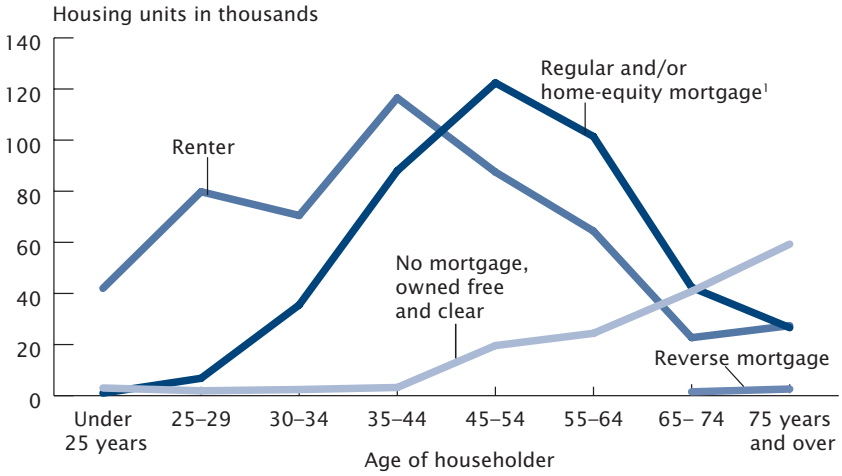


Number of housing units interviewed: 3,850

In the AHS, every housing unit represents itself and about 308 other units.

The AHS coverage of the **San Diego-Carlsbad-San Marcos Metro Area** matches the 2009 Office of Management and Budget definition.

WHO RENTS OR PAYS A MORTGAGE?



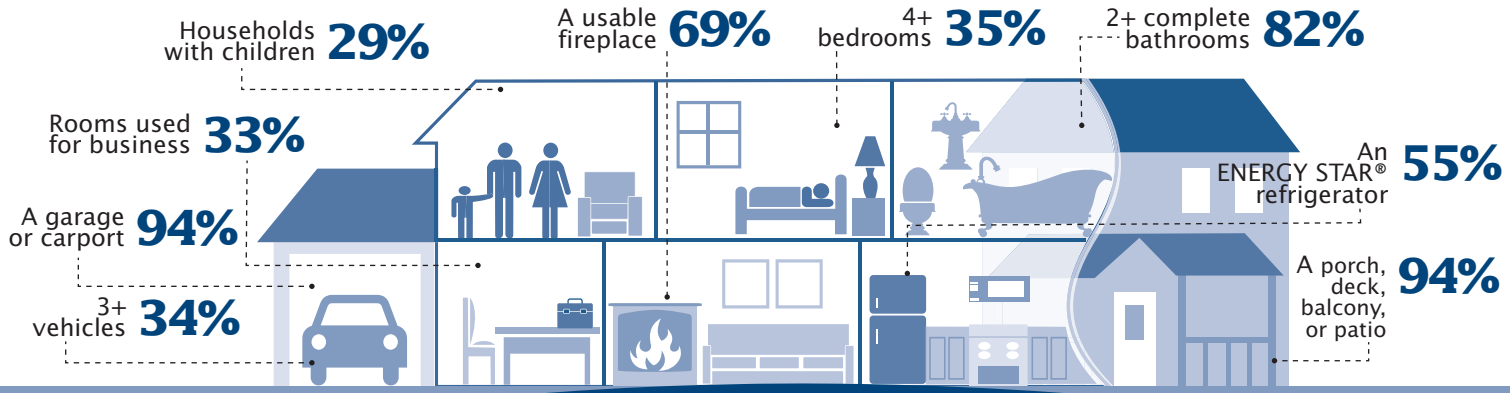
[1] Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

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

HOUSING INVENTORY

	Number	Percent
Total Units	**1,186,100**	**100.0**
Owner-occupied units	582,700	49.1
Renter-occupied units	510,800	43.1
Vacant units	78,400	6.6
Seasonal units	14,100	1.2

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)	53.5	78.0	25.6
Cooperative or condo (percent)	17.3	18.1	16.4
Median:			
Year built	1975	1977	1974
Square footage per unit	1,700	1,807	1,400
Percentage using:			
Well water (primary source)	1.9	3.4	0.3
Public sewer	94.7	91.2	98.6
Main house heating fuel (percent):			
Electricity	30.9	19.0	44.4
Piped gas	64.4	73.9	53.5
Other	4.8	7.1	2.0
Percentage with:			
Central air	43.0	53.3	31.3
Warm-air furnace (main heating)	68.7	82.7	52.7
Unsafe drinking water	14.9	12.8	17.3
Working carbon monoxide detectors	34.2	39.7	27.9
Separate dining room	42.8	55.9	27.9
Swimming pool	32.9	27.0	39.6
Signs of rodents in last 12 months	9.7	11.6	7.7
Mold in last 12 months	4.0	3.1	5.0
Wheelchair-accessible ramps	0.3	0.3	0.4
Missing roofing material[1]	1.4	1.4	1.4
Leakage from outside structure	6.8	7.5	6.1

[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	2005	2005	2006	2002
Purchase price (dollars)	244,990	505,000	116,000	222,000	115,000	135,000
Home value (dollars)	375,000	500,000	350,000	300,000	375,000	250,000
Current total loan as percentage of value (percent)	72.0	77.0	87.0	80.0	46.0	100.0
Ratio of value to current income	4.9	5.1	5.5	3.9	7.3	34.4
Percentage with:						
No mortgage, owned free and clear	26.5	25.5	21.3	17.6	57.8	46.9
Regular and/or home equity mortgage[1]	72.8	74.5	78.7	81.1	39.8	50.1
Line-of-credit only	10.4	2.9	5.2	12.1	8.4	3.2
Refinanced primary mortgage	31.9	36.3	21.3	29.2	20.1	18.7
Two or more regular and/or home equity mortgages[1]	15.5	7.8	9.0	18.3	7.2	4.3
Median monthly expenditures (dollars)						
Total housing	1,817	2,370	1,633	1,774	709	867
Mortgage payment	1,700	2,400	1,700	1,600	1,356	1,025
Property insurance	75	90	67	67	67	63
Real estate taxes	225	568	167	207	154	108
Routine maintenance	42	24	25	33	33	25
Electricity	88	149	97	85	83	76
Trash removal	28	50	17	25	28	25

[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.