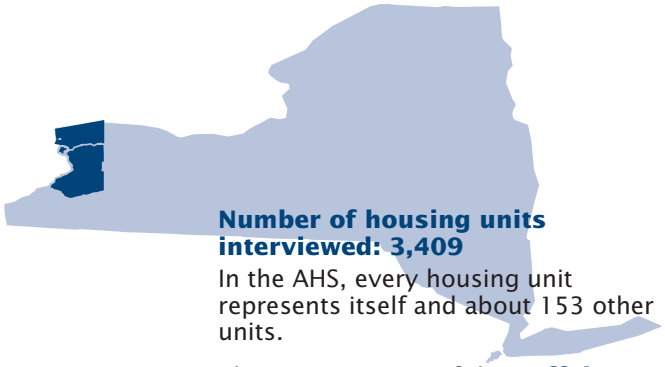
2011 Housing Profile: Buffalo-Niagara Falls, NY

American Housing Survey Factsheets

Issued July 2013
AHS/11-5

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.

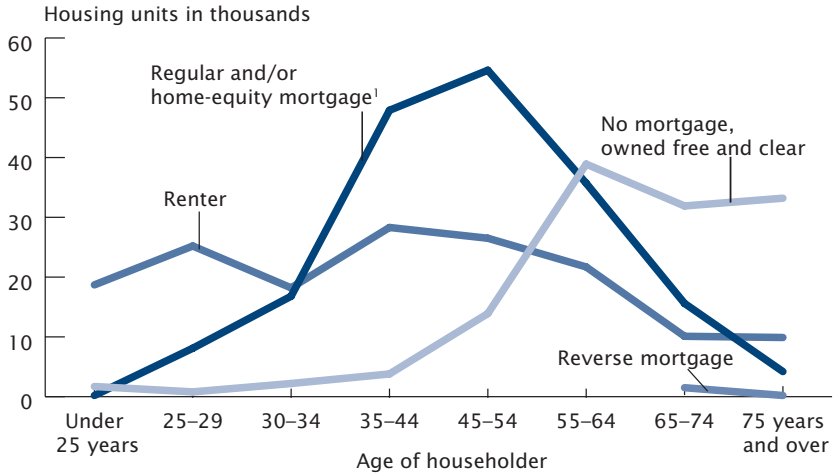


Number of housing units interviewed: 3,409

In the AHS, every housing unit represents itself and about 153 other units.

The AHS coverage of the **Buffalo-Niagara Falls Metro Area** matches the 2009 Office of Management and Budget definition.

WHO RENTS OR PAYS A MORTGAGE?



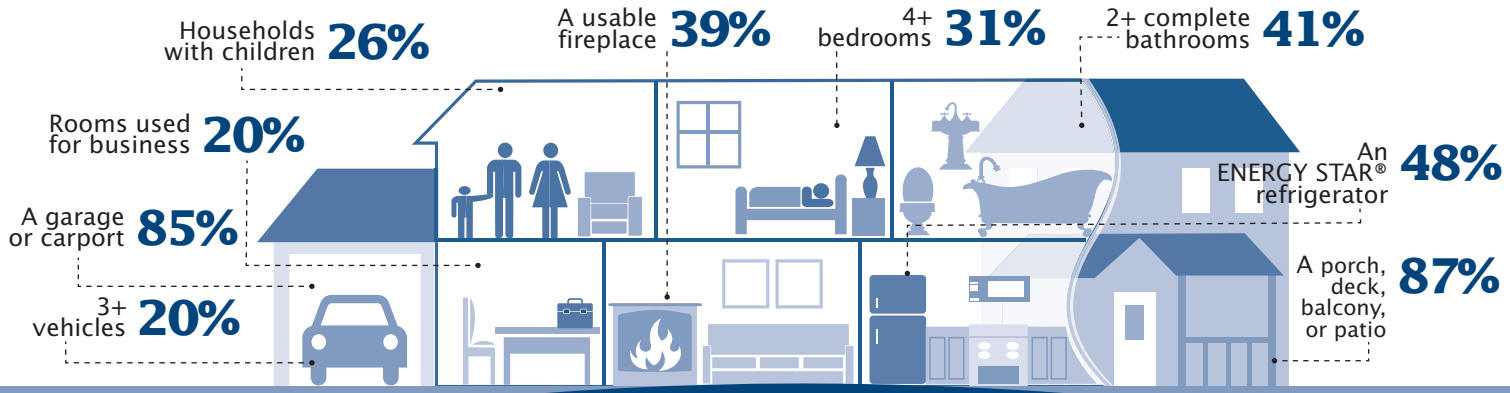
[1] Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

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

HOUSING INVENTORY

	Number	Percent
Total Units	**520,200**	**100.0**
Owner-occupied units	311,200	59.8
Renter-occupied units	158,600	30.5
Vacant units	49,000	9.4
Seasonal units	1,400	0.3

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)	65.6	88.4	21.1
Cooperative or condo (percent)	1.8	1.4	2.6
Median:			
Year built	1953	1956	1943
Square footage per unit	1,760	1,785	1,500
Percentage using:			
Well water (primary source)	2.7	3.9	0.3
Public sewer	91.3	87.8	98.1
Main house heating fuel (percent):			
Electricity	7.8	4.5	14.2
Piped gas	87.1	88.8	83.6
Other	5.2	6.7	2.1
Percentage with:			
Central air	36.4	44.4	20.7
Warm-air furnace (main heating)	72.0	74.2	67.5
Unsafe drinking water	4.4	2.9	7.4
Working carbon monoxide detectors	79.6	85.0	69.0
Separate dining room	60.1	65.3	49.9
Swimming pool	13.4	16.0	8.4
Signs of rodents in last 12 months	9.1	9.4	8.4
Mold in last 12 months	3.8	3.3	4.8
Wheelchair-accessible ramps	0.9	0.9	0.9
Missing roofing material[1]	5.1	4.5	9.0
Leakage from outside structure	15.7	18.3	10.7

[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	2005	2009	1999	2009	1996	2006
Purchase price (dollars)	72,500	130,000	33,500	40,000	25,500	18,500
Home value (dollars)	125,000	100,000	60,000	150,000	120,000	50,000
Current total loan as percentage of value (percent)	64.0	150.0	50.0	69.0	32.0	51.0
Ratio of value to current income	2.0	2.1	1.6	3.3	2.9	10.7
Percentage with:						
No mortgage, owned free and clear	40.6	5.6	42.9	53.4	75.3	65.9
Regular and/or home equity mortgage[1]	58.8	94.4	56.7	46.6	22.8	34.1
Line-of-credit only	9.7	1.9	1.4	5.2	2.7	3.2
Refinanced primary mortgage	15.0	3.7	2.4	29.3	3.7	3.2
Two or more regular and/or home equity mortgages[1]	8.5	3.7	1.9	8.6	2.4	1.6
Median monthly expenditures (dollars)						
Total housing	845	1,797	678	538	555	504
Mortgage payment	845	802	452	800	512	616
Property insurance	45	39	33	33	42	33
Real estate taxes	250	417	111	267	217	150
Routine maintenance	42	–	42	8	25	25
Electricity	91	128	84	81	75	78
Trash removal	17	10	17	23	14	11

– 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.