

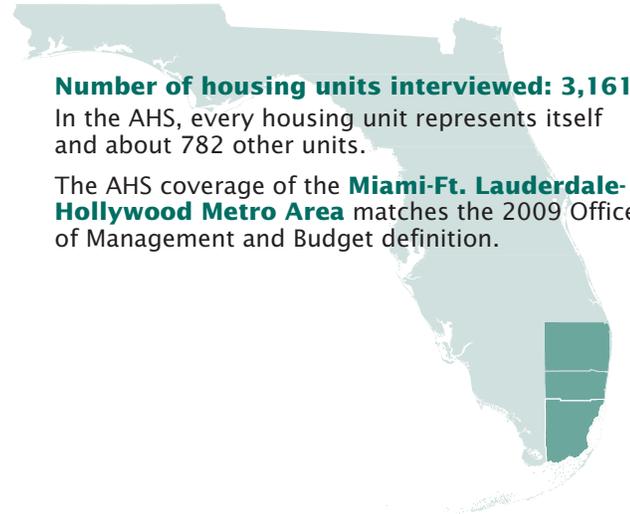
2013 Housing Profile: Miami-Ft. Lauderdale-Hollywood, FL

American Housing Survey Factsheets

Issued May 2015

AHS/13-12

The 2013 American Housing Survey (AHS) Factsheet series provides results from the 2013 AHS for 25 selected metropolitan areas and the United States. National data are collected every other year and metropolitan area data are collected on a rotating schedule.

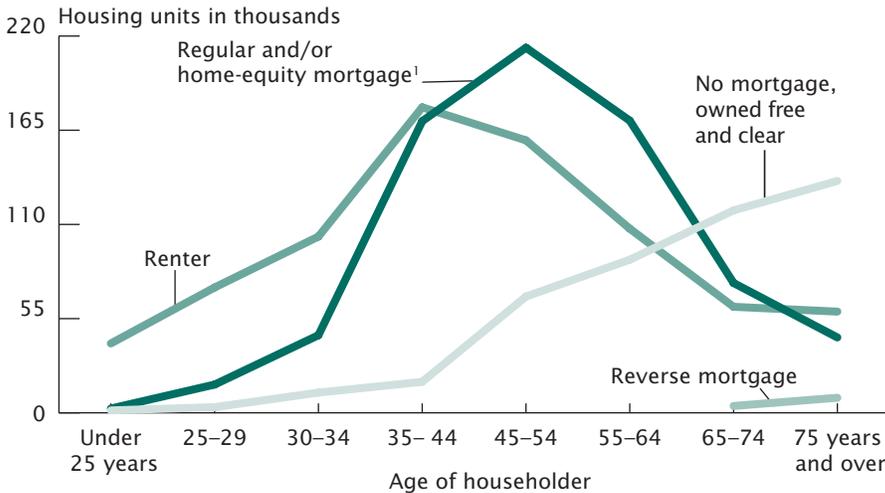


Number of housing units interviewed: 3,161

In the AHS, every housing unit represents itself and about 782 other units.

The AHS coverage of the **Miami-Ft. Lauderdale-Hollywood Metro Area** matches the 2009 Office of Management and Budget definition.

OWNER- AND RENTER-OCCUPIED HOUSING UNITS BY AGE



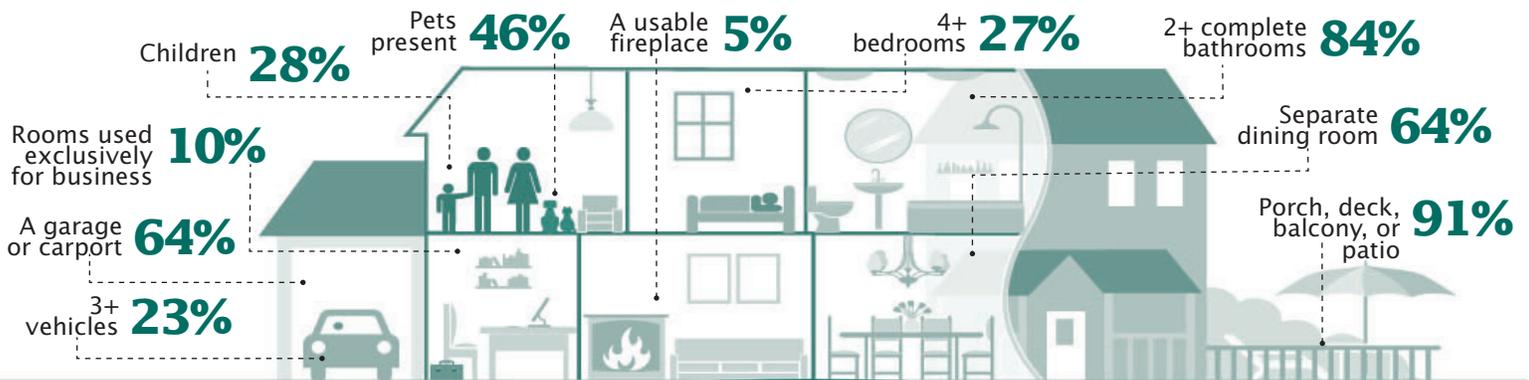
¹ Regular mortgages include all mortgages not classified as home-equity credit lines or reverse annuity mortgages.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2013 American Housing Survey.

HOUSING INVENTORY

	Number	Percent
Total Units	2,472,600	100.0
Owner-occupied units	1,196,300	48.4
Renter-occupied units	782,500	31.6
Vacant units	346,200	14.0
Seasonal units	147,500	6.0

OWNER-OCCUPIED HOUSING UNITS WITH:



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.

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: 2013

Characteristics	Total	Owner-occupied	Renter-occupied
Total (thousands)	1,978.8	1,196.3	782.5
One unit, detached (percent)	48.7	67.0	20.8
Newly constructed multiunits (percent) ¹	0.1	Z	0.2
Cooperative or condo (percent)	30.1	27.6	33.9
Median:			
Year built	1979	1980	1977
Square footage per unit	1,385	1,700	970
Percentage using:			
Well water (primary source)	1.8	2.7	0.4
Public sewer	94.5	92.2	98.0
Main house heating fuel (percent):			
Electricity	97.1	97.7	96.3
Piped gas	0.9	1.0	0.8
Other	0.2	0.1	0.3
Percentage with:			
Central air	89.9	94.2	83.4
Warm-air furnace (main heating)	31.0	31.2	30.7
Unsafe drinking water	7.1	5.6	9.3
Prepared emergency evacuation kit	70.7	75.0	64.0
House or building number clearly visible	91.6	95.3	86.1
Signs of mice in last 12 months	2.0	1.8	2.4
Waterfront property	14.8	16.8	11.7
Missing roofing material ²	1.3	1.6	0.8
Leakage from outside structure	8.8	10.1	6.8

Z Rounds to zero.

¹ In past 4 years.

² Excludes multiunit structures.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2013 American Housing Survey.

Table 2.

Financial Characteristics—Owner-Occupied Housing Units: 2013

Characteristics	Total	New construction past 4 years	Black alone	Hispanic	Elderly (65+ years)	Below poverty
Median:						
Year mortgage originated	2005	2012	2004	2005	2003	2004
Purchase price (dollars)	129,000	165,000	85,000	125,000	90,000	83,000
Home value (dollars)	180,000	275,000	120,000	170,000	160,000	125,000
Current total loan as percentage of value (percent)	73.0	81.0	93.0	80.0	50.0	74.0
Ratio of value to current income	3.2	2.5	2.8	3.0	5.2	18.2
Percentage with:						
No mortgage, owned free and clear	37.2	26.4	23.3	33.7	65.7	53.9
Regular and/or home equity mortgage ¹	61.7	73.6	75.3	65.6	31.0	43.1
Line-of-credit	6.8	8.2	1.8	7.4	4.0	4.7
Refinanced primary mortgage	18.3	2.7	18.3	16.5	9.0	6.8
Two or more regular and/or home equity mortgages ¹	7.8	8.2	4.5	8.3	2.0	2.1
Missed or late mortgage payment(s)	7.3	2.7	14.9	7.2	2.8	12.1
Median monthly expenditures (dollars)						
Total housing	1,157	1,387	1,149	1,154	685	685
Mortgage payment	1,200	1,453	988	1,200	1,000	886
Property insurance	167	111	150	167	133	108
Real estate taxes	167	183	108	156	147	112
Routine maintenance	42	Z	42	42	29	25
Electricity	145	125	147	152	123	128
Trash removal	42	60	50	42	38	42

Z 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, 2013 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 2013 AHS, using weighting consistent with the 2010 Census. The resulting estimates are representative of the entire population. For information on sampling and estimation methods, see <www.census.gov/programs-surveys/ahs/about/methodology.html>.

FOR MORE INFORMATION

Visit the AHS Web site for a complete set of tables, definitions, and more at <www.census.gov/programs-surveys/ahs.html>. 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.