

# 2013 Housing Profile: Philadelphia, PA-NJ

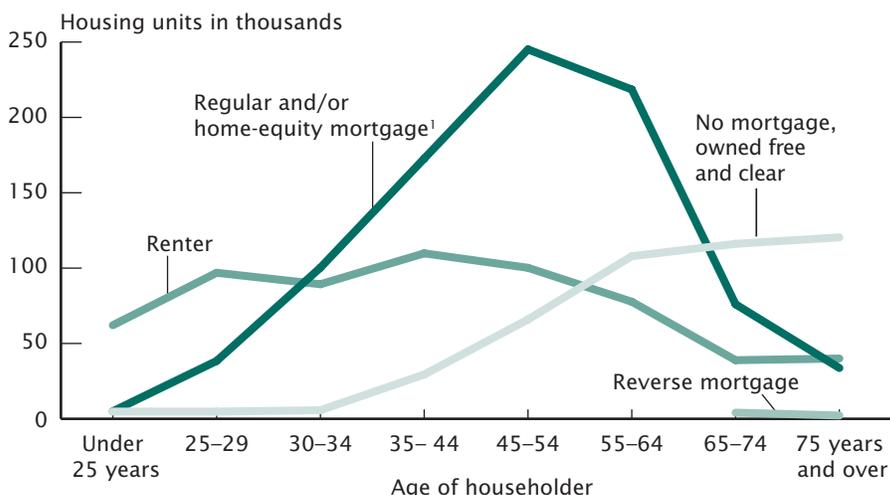
## American Housing Survey Factsheets

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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.



### OWNER- AND RENTER-OCCUPIED HOUSING UNITS BY AGE



<sup>1</sup> 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.

### Number of housing units interviewed: 3,811

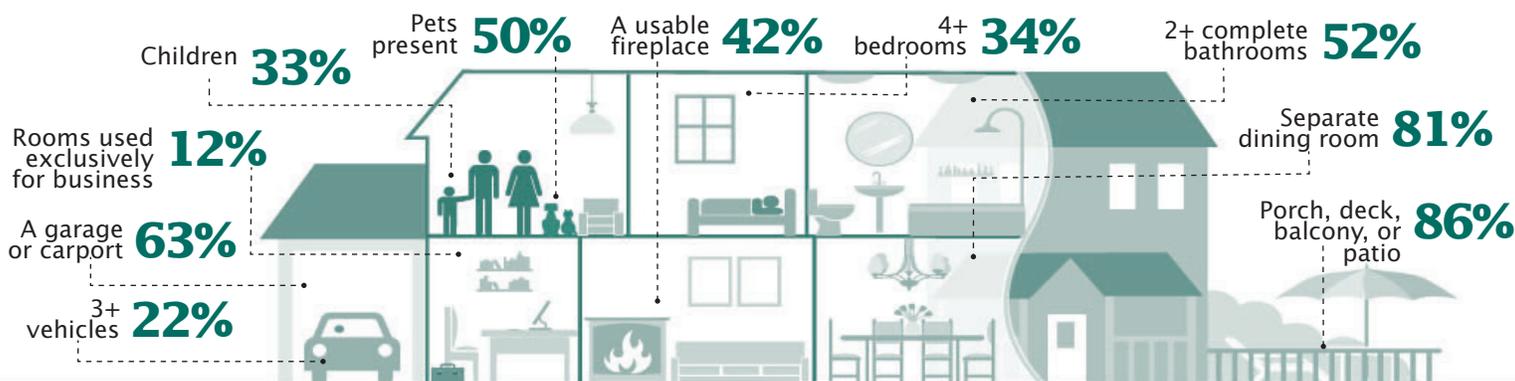
In the AHS, every housing unit represents itself and about 561 other units.

The AHS coverage of the **Philadelphia Metro Area** does not match the 2009 Office of Management and Budget definition.

### HOUSING INVENTORY

	Number	Percent
<b>Total Units</b>	<b>2,138,500</b>	<b>100.0</b>
Owner-occupied units	1,350,900	63.2
Renter-occupied units	614,800	28.7
Vacant units	166,100	7.8
Seasonal units	6,800	0.3

### 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
<b>Total (thousands)</b> . . . . .	<b>1,965.7</b>	<b>1,350.9</b>	<b>614.8</b>
One unit, detached (percent) . . . . .	45.0	60.6	10.7
Newly constructed multiunits . . . . .	0.6	0.1	1.7
Cooperative or condo (percent) <sup>1</sup> . . . . .	6.7	6.2	7.6
<b>Median:</b>			
Year built . . . . .	1959	1959	1959
Square footage per unit . . . . .	1,600	1,925	900
<b>Percentage using:</b>			
Well water (primary source) . . . . .	8.2	10.7	2.6
Public sewer . . . . .	91.9	89.3	97.6
<b>Main house heating fuel (percent):</b>			
Electricity . . . . .	21.5	16.6	32.1
Piped gas . . . . .	59.1	60.3	56.3
Other . . . . .	19.5	23.1	11.6
<b>Percentage with:</b>			
Central air . . . . .	57.5	66.2	38.4
Warm-air furnace (main heating) . . . . .	57.6	59.8	53.0
Unsafe drinking water . . . . .	7.2	5.6	10.8
Prepared emergency evacuation kit . . . . .	49.5	50.7	47.1
House or building number clearly visible . . . . .	78.6	81.2	72.8
Signs of mice in last 12 months . . . . .	19.7	19.3	20.6
Waterfront property . . . . .	0.8	0.9	0.7
Missing roofing material <sup>2</sup> . . . . .	3.0	3.6	1.9
Leakage from outside structure . . . . .	16.7	17.3	15.4

<sup>1</sup> In past 4 years.

<sup>2</sup> 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
<b>Median:</b>						
Year mortgage originated . . . . .	2008	2011	2004	2006	2001	2004
Purchase price (dollars) . . . . .	135,000	319,000	65,000	92,500	53,000	85,000
Home value (dollars) . . . . .	220,000	350,000	119,000	150,000	200,000	150,000
Current total loan as percentage of value (percent) . . . . .	64.0	74.0	67.0	73.0	39.0	50.0
Ratio of value to current income . . . . .	3.0	2.7	2.7	3.6	4.7	21.4
<b>Percentage with:</b>						
No mortgage, owned free and clear . . . . .	33.7	22.0	36.4	28.4	67.1	44.3
Regular and/or home equity mortgage <sup>1</sup> . . . . .	65.9	78.0	62.7	71.6	31.1	55.0
Line-of-credit . . . . .	7.2	7.8	1.9	0.8	5.4	1.6
Refinanced primary mortgage . . . . .	24.4	4.9	16.1	16.9	8.6	8.3
Two or more regular and/or home equity mortgages <sup>1</sup> . . . . .	8.2	7.8	4.2	3.5	3.1	1.4
Missed or late mortgage payment(s) . . . . .	5.2	4.9	10.3	13.1	0.9	8.6
<b>Median monthly expenditures (dollars)</b>						
Total housing . . . . .	1,173	1,654	797	916	754	745
Mortgage payment . . . . .	1,192	1,400	700	900	822	680
Property insurance . . . . .	70	75	58	58	67	50
Real estate taxes . . . . .	300	487	108	167	283	163
Routine maintenance . . . . .	42	Z	42	42	33	42
Electricity . . . . .	108	102	92	96	95	97
Trash removal . . . . .	29	26	29	33	28	27

Z Rounds to zero.

<sup>1</sup> 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](http://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](http://www.census.gov/programs-surveys/ahs.html)>. Additional information is available on HUD's Web site at <[www.huduser.org](http://www.huduser.org)>. Please contact us at 888-518-7365 (toll-free) or e-mail us at <[ahsn@census.gov](mailto:ahsn@census.gov)> with any inquiries about these data.