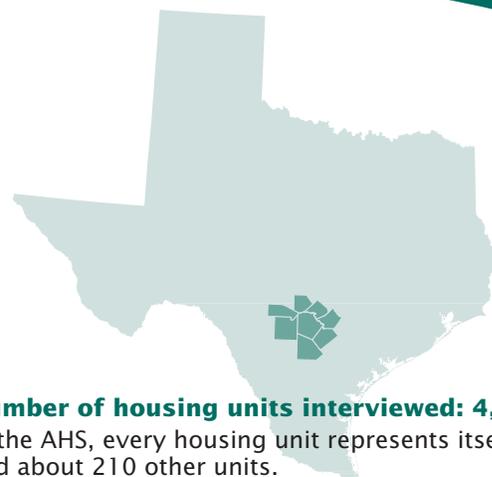


2013 Housing Profile: San Antonio, TX

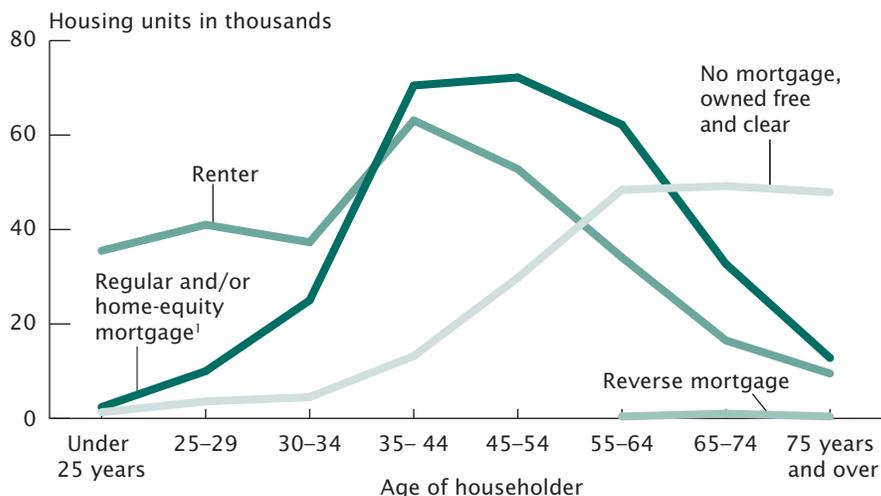
American Housing Survey Factsheets

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AHS/13-22

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



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.

Number of housing units interviewed: 4,085

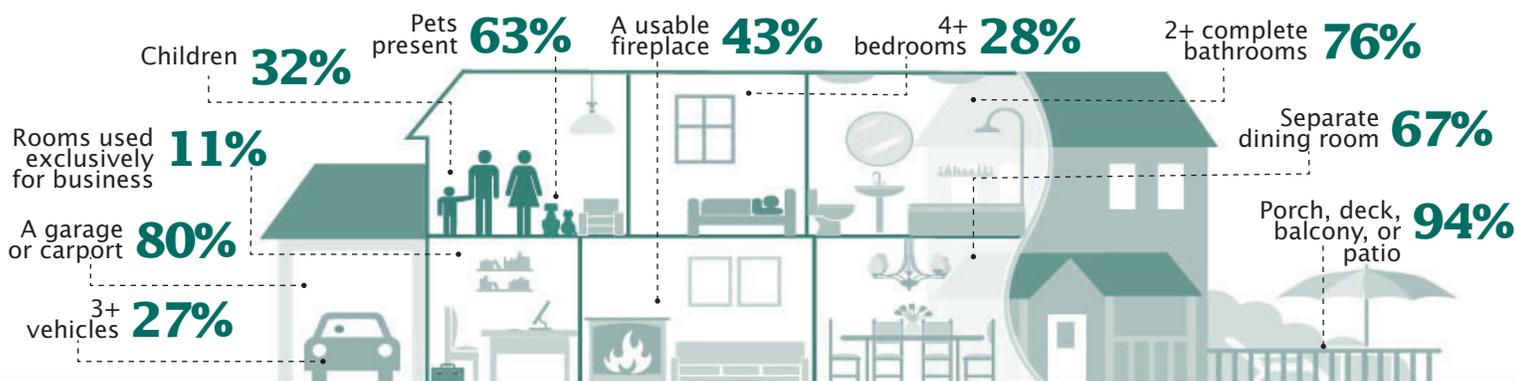
In the AHS, every housing unit represents itself and about 210 other units.

The AHS coverage of the **San Antonio Metro Area** matches the 2009 Office of Management and Budget definition.

HOUSING INVENTORY

	Number	Percent
Total Units	856,400	100.0
Owner-occupied units	487,600	56.9
Renter-occupied units	289,900	33.9
Vacant units	72,800	8.5
Seasonal units	6,100	0.7

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)	777.6	487.6	289.9
One unit, detached (percent)	68.9	89.3	34.8
Newly constructed multiunits (percent) ¹	0.6	Z	1.6
Cooperative or condo (percent)	2.8	1.6	4.8
Median:			
Year built	1981	1982	1981
Square footage per unit	1,400	1,750	954
Percentage using:			
Well water (primary source)	3.6	5.0	1.2
Public sewer	85.7	79.9	95.6
Main house heating fuel (percent):			
Electricity	68.0	61.3	79.3
Piped gas	29.1	35.2	18.9
Other	2.4	3.1	1.1
Percentage with:			
Central air	82.0	82.9	80.7
Warm-air furnace (main heating)	69.2	68.4	70.6
Unsafe drinking water	9.0	7.7	11.1
Prepared emergency evacuation kit	50.7	50.0	51.9
House or building number clearly visible	76.0	76.8	74.7
Signs of mice in last 12 months	6.0	6.5	5.2
Waterfront property	1.0	1.2	0.7
Missing roofing material ²	5.0	6.6	2.3
Leakage from outside structure	8.0	7.6	8.7

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	2007	2011	2008	2005	2003	2003
Purchase price (dollars)	86,000	186,000	118,000	64,500	53,000	45,000
Home value (dollars)	125,000	200,000	125,000	93,000	110,000	80,000
Current total loan as percentage of value (percent)	64.0	85.0	82.0	64.0	45.0	65.0
Ratio of value to current income	2.2	2.6	2.7	2.1	3.1	10.0
Percentage with:						
No mortgage, owned free and clear	40.6	19.5	32.5	41.2	67.4	62.7
Regular and/or home equity mortgage ¹	59.0	80.5	66.5	58.1	31.6	36.3
Line-of-credit	0.9	1.6	Z	0.6	0.9	1.0
Refinanced primary mortgage	13.3	8.1	13.8	10.3	7.6	2.6
Two or more regular and/or home equity mortgages ¹	2.6	3.8	2.0	2.5	0.5	1.1
Missed or late mortgage payment(s)	5.2	2.7	4.4	6.4	1.9	3.5
Median monthly expenditures (dollars)						
Total housing	866	1,360	956	780	502	476
Mortgage payment	850	1,294	1,002	753	649	615
Property insurance	70	67	71	63	72	50
Real estate taxes	167	250	167	125	117	92
Routine maintenance	29	4	21	25	17	17
Electricity	126	115	132	121	117	110
Trash removal	21	23	25	21	21	21

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.