

American Housing Brief



From the American Housing Survey: 1994

Housing Profile: Phoenix, Arizona

The Phoenix area includes all of Maricopa County.

FACTS ABOUT THE PHOENIX METROPOLITAN AREA: In 1994, the Phoenix area had 1,004,600 year-round housing units, of which 11 percent were vacant units.

The occupied units consisted of 580,000 owner and 316,700 renter units, a home ownership rate of 65 percent. Households in the Phoenix area were spread among 606,800 single-family homes (attached or detached), 68,100 mobile homes, and 221,700 units in multiunit structures.

Growth in the Phoenix area was concentrated in the suburbs. Currently 47 percent of the units are in the suburbs. However, of the 91,100 new units built between 1990 and 1994, 68 percent were built in the suburbs. Eighty-three percent of the growth was in attached and detached single-family homes.

Hispanic householders¹ accounted for 15 percent of all occupied units, up from 11 percent in 1989. Hispanics householders accounted for only 9 percent of the 82,500 occupied new homes constructed in the the last 4 years.

ELDERLY HOMEOWNERS: In the Phoenix area in 1994, 146,300 or 82 percent of elderly householders (65 years or older) were homeowners.

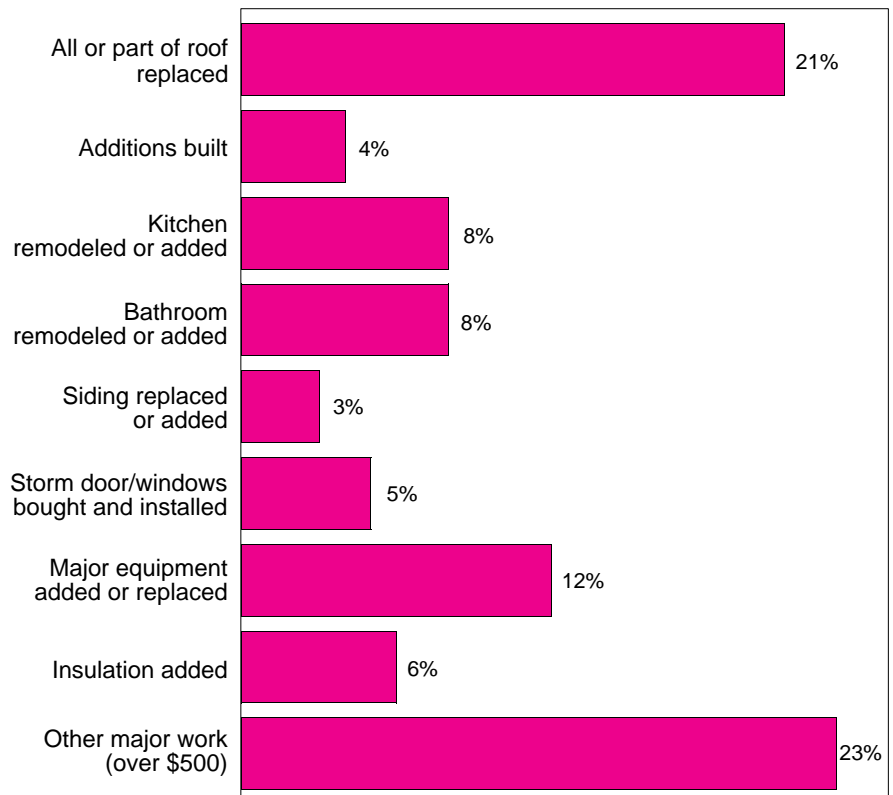
They comprised 25 percent of the area's homeowners. Nearly 109,600 of these older homeowners lived in attached or detached single-family

Some Characteristics of a Typical Phoenix Household

Median	Owners	Renters
Age of householder	50 years	35 years
Length of time lived at address	6 years	Less than 1 year
Age of home*	17 years	16 years
Amount paid monthly for housing	\$664	\$509
Amount paid monthly for electricity	\$111	\$78
Percent of income used for housing	19%	32%

*No significant difference.

Homeowners Reporting Home Improvements or Repairs in the Last 2 Years



¹The person who owns or rents the unit.

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homes. About 28,000 mobile homes were owned by an elderly household-er, accounting for half of the occupied mobile homes in the area.

For the elderly owners in the Phoenix area, the median purchase price when they bought their home was \$43,639. The local median value of homes with an elderly homeowner in 1994 was \$74,600 compared to \$92,400 for non-elderly homeowners. Also, the median family income for elderly homeowners, \$24,700, was considerably less than the \$49,800 for non-elderly homeowners. The housing burden for the elderly owners (17 percent) was also less than for the non-elderly owners (20 percent). This was partly because only 29 percent of the elderly homeowners had a mortgage compared with 84 percent of the younger owners.

HOUSING AND NEIGHBORHOOD SATISFACTION: In the Phoenix area, most households rated their homes and neighborhoods highly.

Households in the metropolitan area rated their homes and neighborhoods on a scale of 1 (worst) to 10 (best). A rating of 8 or better was given by 75 percent of the households for their homes and 67 percent gave such high ratings to their neighborhoods.

In the Phoenix metropolitan area, 14 percent of the households reported neighborhood crime as a problem. However, in the city of Phoenix, 23 percent of the households reported neighborhood crime as a problem. This was higher than the 11 percent reported for the city of Phoenix in 1989.

EDUCATIONAL LEVEL: Household-ers in the Phoenix Metropolitan area were well educated.

Both owners and renters had more than a high school education. Rent-ers attained a median education level of 1.0 years completed beyond high school. Owners reported more schooling, with a median of 2.1 years beyond high school. Household-ers in new construction units (units built in the last 4 years) had a median edu-cational level of more than 3.0 years above high school. While the Black household-ers achieved about the same educational level as the area as a whole (2.0 years above the high school level)², Hispanic household-ers

had a median education level only slightly above high school.

This series of housing profiles presents housing data for various demographic groups in selected metropolitan areas in 1994. The data are drawn from the American Housing Survey (AHS), a highly detailed, comprehensive set of data collected each year for a different group of metropolitan areas. The AHS is sponsored by the Department of Housing and Urban Development and conducted by the Census Bureau.

For further information on Housing and American Housing Briefs see:

American Housing Survey for the Phoenix Metropolitan Area in 1994, Series H170/94-12. This publication is for sale for \$11 by the Census Bureau, Customer Services, Washington, DC 20233. Use 301-457-4100 for tele- phone orders.

Contact:

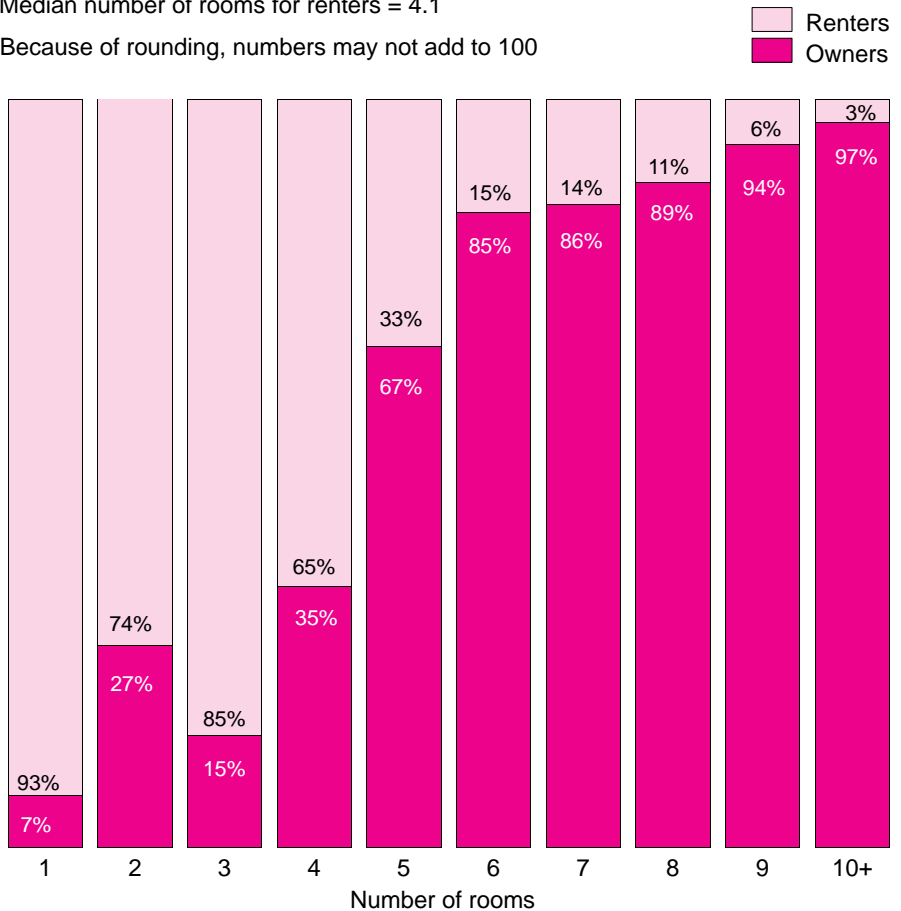
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This brief is one of a series that presents information of current policy interest. It may include data from businesses, households, or other sources. All statistics are subject to sampling variability as well as survey design flaws, respondent classification and reporting errors, and data processing mis- takes. The Census Bureau tries to mini- mize errors and tests analytical statements to meet statistical standards. However, be- cause of methodological differences, users should be cautious when comparing these data with data from other sources.

Percent of Homes Occupied by Owners and Renters by Size of the Home: 1994

Median number of rooms for owners = 6.1
Median number of rooms for renters = 4.1

Because of rounding, numbers may not add to 100



²Black householders' educational level was not different from all owners and renters.