

# American Housing Brief



From the American Housing Survey: 1994

## Housing Profile: Dallas, Texas

The Dallas area includes the following counties: Dallas, Denton, Collin, Rockwall, Kaufman, and Ellis.

**VALUE OF OWNER OCCUPIED HOMES:** Between 1989 and 1994 the value of many Dallas home values failed to keep pace with inflation.

The median value of homes in the metropolitan area slipped to \$87,600 in 1994 from the \$101,300 value (in 1994 dollars) in 1989. The housing values in the city of Dallas and in the balance of Dallas County also dropped from their 1989 median values. There were no significant differences for home values between 1989 and 1994 among owners moving within the last 12 months. The median home value for recent movers in 1994 was \$107,700.<sup>1</sup>

**MOBILE HOMES:** Mobile homes offered affordable housing for moderate income homeowners.

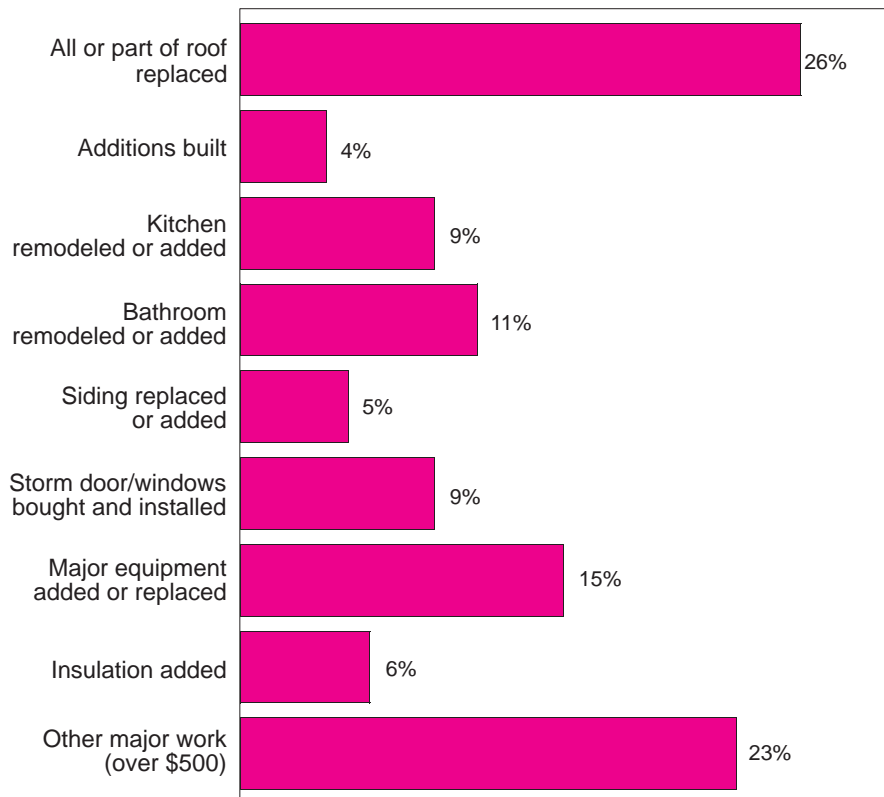
Compared to other types of housing, owners of mobile homes had less expensive monthly housing costs for mortgage, taxes, and fuels (except electricity, which was not significantly different). Some differences were dramatic. For example, for monthly real estate taxes, the numbers were less than \$25 for mobile homes compared with \$124 for all other types of housing. The values of owner-occupied mobile homes were lower on average than for other types of housing in the Dallas area. The \$19,100 median for mobile homes was much

### Some Characteristics of a Typical Dallas Household

Median	Owners	Renters
Age of householder	47 years	34 years
Length of time lived at address	7 years	Less than 4 years
Age of home*	19 years	18 years
Amount paid monthly for housing	\$783	\$532
Amount paid monthly for electricity	\$114	\$73
Percent of income used for housing	19%	26%

\*No significant difference

### Homeowners Reporting Home Improvements or Repairs in the Last 2 Years



<sup>1</sup> Not significantly different from 1989 value for the whole metropolitan area.

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lower than the median values of \$90,700 for detached single-family units. The household income for owners of mobile homes was also smaller than for the remaining homeowners.

**CARS, TRUCKS, and VANS: Ninety-five percent of area households had access to a car, truck, or van for private use.**

The majority of households (56 percent) had access only to cars, but a sizable group (30 percent) had at least one car and at least one truck or van. Households whose residents had only trucks or vans and no cars made up about 9 percent of the total.

Households whose residents had more than one car were common—30 percent had two cars and another 5 percent had three or more cars. About 35 percent of the households whose residents were without vehicles had an elderly householder (age 65 or older).

The abundance of motor vehicles helped shape residential environments. Sixty-two percent of the homes had access to a garage or carport and 17 percent had a residential parking lot within 300 feet of the front door. However, traffic was not a problem, at least at the neighborhood level. Just 7 percent of respondents complained about traffic near their homes.

**INCOME: The 1994 median income for households in the Dallas area was \$37,500.**

Ten percent of the households had incomes of \$100,000 or more per year. Among them, 90 percent of the homes were owned, not rented. Only 10 percent of the households in the area had income below the poverty line (27 percent of those homes were owned). Fifty-one percent of the poor households had children living in them. Whereas 13 percent of all households with children were poor.

About 81 percent of all households reported that wages and salaries provided the majority of their income. Twelve percent of households said that they received income from a business, farm, or ranch. Alimony or child sup-

port was an income source for only 4 percent of households.

**AGE OF HOMES: The median age of all occupied units in the Dallas area was 18 years.**

Occupied homes were somewhat older in the city of Dallas—their median age was 26 years. Fifteen percent of occupied units in the city of Dallas were built before 1950 as compared with about 7 percent of those in the suburbs. Both city and suburban older homes were more likely to have severe or moderate physical problems than were homes built after 1950. Twenty-nine percent of the homes built at least 45 years ago showed these types of problems, while only 6 percent of the newer structures did so. Fifty-six percent of the newer homes were owned rather than rented. The proportion was not significantly different for older homes.

*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 Bureau of the Census.*

**For further information on Housing and American Housing Briefs see: American Housing Survey for the Dallas Metropolitan Area in 1994, Series H170/94-4. This publication is for sale for \$11 by the Bureau of the Census, Customer Services, Washington, DC 20233. Use 301-457-4100 for telephone orders.**

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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 mistakes. The Census Bureau tries to minimize errors and tests analytical statements to meet statistical standards. However, because 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 = 6.6  
Median number of rooms for renters = 4.3

