

# Housing Costs for Homeowners With Mortgages: 2007 and 2008 American Community Surveys

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## Introduction

This report is one of a series produced to highlight results from the 2008 American Community Survey (ACS), focusing on changes between the 2007 ACS and the 2008 ACS. The report series is designed to cover a variety of economic topics, such as poverty, occupation, home values, and labor force participation. This series provides information about the changing economic characteristics of the nation and states, the District of Columbia, and Puerto Rico. The ACS also provides detailed estimates of demographic, social, economic, and housing characteristics for congressional districts, counties, places, and other localities every year. A description of the ACS is provided in the text box "What Is the American Community Survey?"

This report presents data on median selected monthly housing costs for homeowners with mortgages at the national and state levels based on the 2007 ACS and 2008 ACS. It also ranks the states by their 2008 median selected monthly housing costs for homeowners with mortgages.

The data contained in this report are based on ACS samples that were selected for interview in 2007 and 2008 and are estimates of the actual figures that could have been obtained by interviewing the entire population using the same methodology. All comparisons presented in this report have taken sampling error

## What Is the American Community Survey?

The American Community Survey (ACS) is a nationwide survey designed to provide communities with reliable and timely demographic, social, economic, and housing data every year. It has an annual sample size of about 3 million addresses across the United States and Puerto Rico and includes both housing units and group quarters. The ACS is conducted in every county throughout the nation and every municipio in Puerto Rico, where it is called the Puerto Rico Community Survey.

Beginning in 2006, ACS data for 2005 were released for geographic areas with populations of 65,000 and greater. In 2008, the first set of multiyear estimates was released for data collected between January 2005 and December 2007. These 3-year estimates were published for geographic areas with populations of 20,000 and greater. The U.S. Census Bureau is planning to release the first 5-year estimates in late 2010 for the smallest geographic areas based on data collected between January 2005 and December 2009.

The data contained in this report are based on the ACS sample interviewed in 2007 and 2008. For information on the ACS sample design and other topics, visit [www.census.gov/acs/www](http://www.census.gov/acs/www).

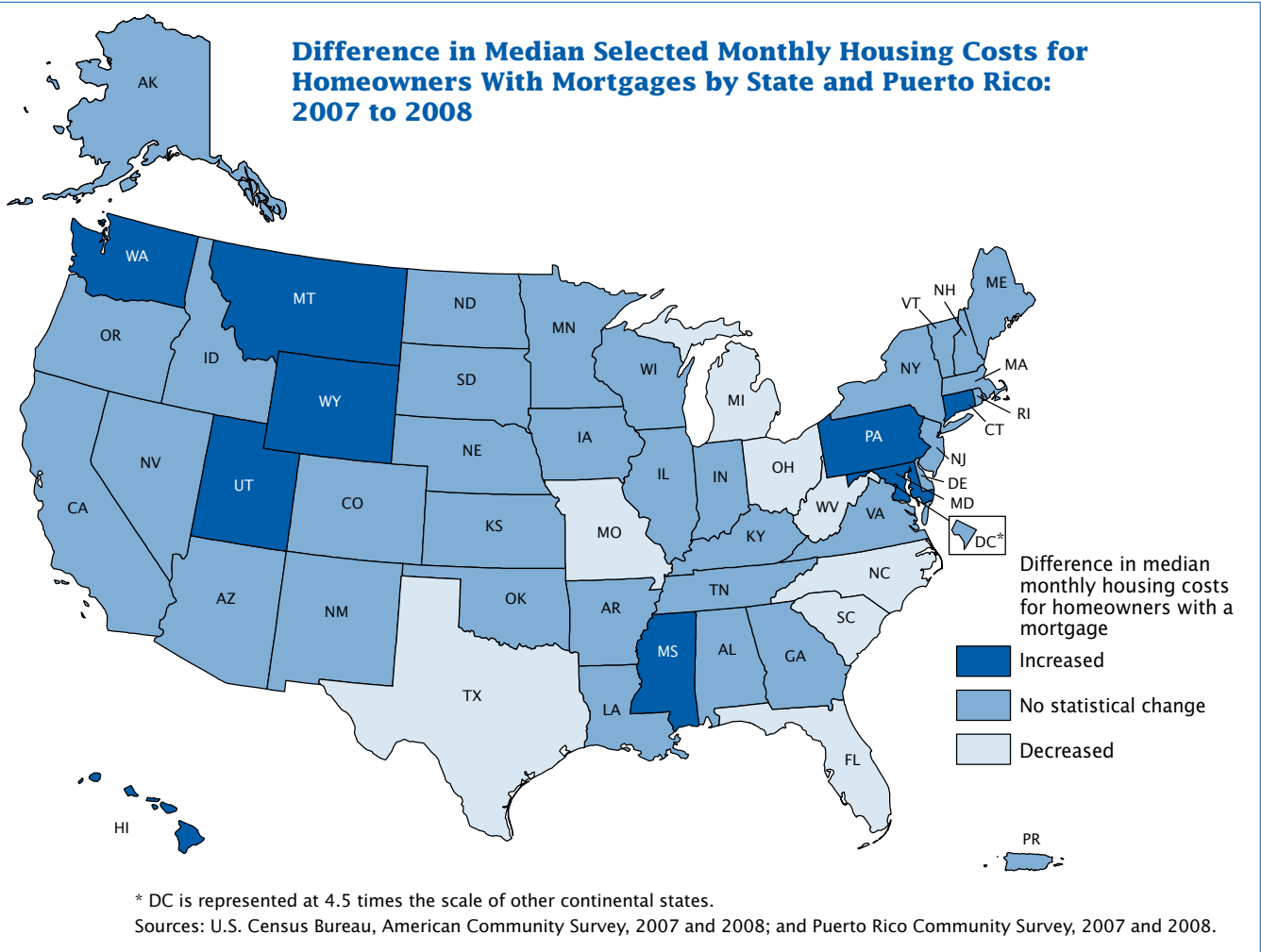
By  
Mary B. Schwartz

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## Difference in Median Selected Monthly Housing Costs for Homeowners With Mortgages by State and Puerto Rico: 2007 to 2008



into account and are significant at the 90 percent confidence level unless noted otherwise. Due to rounding, some details may not sum to totals. For information on sampling and estimation methods, confidentiality protection, and sampling and nonsampling errors, please see the “2008 ACS Accuracy of the Data” document located at [www.census.gov/acs/www/Downloads/ACS/accuracy2008.pdf](http://www.census.gov/acs/www/Downloads/ACS/accuracy2008.pdf).

### Median Selected Monthly Housing Costs for Homeowners With Mortgages

Selected monthly housing costs for homeowners include payments for mortgages, taxes, insurance, utilities, and other components

of monthly housing expenses.<sup>1</sup> Comparing the 2008 median selected monthly housing costs for homeowners with one or more mortgages shows that the median housing costs for California homeowners with mortgages (\$2,384) was higher than the housing costs of homeowners with mortgages in the other 49 states and the District of Columbia. New Jersey had the second-highest median housing costs (\$2,360). Hawaii (\$2,265) and the District of Columbia (\$2,218) followed but were not significantly different from each other. Rounding out the top six were Connecticut

(\$2,108) and Massachusetts (\$2,105), which also were not significantly different from each other.

Conversely, the 2008 median selected monthly housing costs for homeowners with mortgages in West Virginia (\$878) was lower than the median housing costs of homeowners with mortgages in the other 49 states and the District of Columbia. Arkansas had the second-lowest median housing costs (\$964); Mississippi (\$1,014) was third, followed by Kentucky (\$1,055) and Oklahoma (\$1,064), whose medians were not statistically different. Alabama had the sixth-lowest median selected monthly housing costs for homeowners with mortgages (\$1,089).

<sup>1</sup> For a detailed definition of selected monthly owner costs (SMOC) and inflation adjustment factors used when comparing current to previous year costs, see [www.census.gov/acs/www/Downloads/2008/usedata/Subject\\_Definitions.pdf](http://www.census.gov/acs/www/Downloads/2008/usedata/Subject_Definitions.pdf).

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Median selected monthly housing costs for homeowners with one or more mortgages, after adjusting for inflation, rose between 2007 and 2008 for nine states and declined for eight states. Five states that experienced increases were in the West (Hawaii, Montana, Utah,

Washington, and Wyoming); three were in the Northeast (Connecticut, Maryland, and Pennsylvania); and one was in the South (Mississippi). Five states that experienced declines were in the South (Florida, North Carolina, South Carolina, Texas, and West Virginia) and three

were in the Midwest (Michigan, Missouri, and Ohio). The average decrease in the median selected monthly housing costs for homeowners with mortgages in the United States was 0.3 percent between 2007 and 2008.

## Median Selected Monthly Housing Costs for Homeowners With Mortgages by State and Puerto Rico: 2007 and 2008

(In 2008 inflation-adjusted dollars. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [www.census.gov/acs/www](http://www.census.gov/acs/www))

Area	2007 median selected monthly owner costs (dollars)		2008 median selected monthly owner costs (dollars)		Change in median selected monthly owner costs (2008 less 2007)			
	Estimate	Margin of error <sup>1</sup> (±)	Estimate	Margin of error <sup>1</sup> (±)	Dollars		Percent	
					Estimate	Margin of error <sup>1</sup> (±)	Estimate	Margin of error <sup>1</sup> (±)
<b>United States . . . . .</b>	<b>1,518</b>	<b>3</b>	<b>1,514</b>	<b>2</b>	<b>*-4</b>	<b>4</b>	<b>*-0.3</b>	<b>0.2</b>
Alabama . . . . .	1,087	11	1,089	10	2	15	0.2	1.3
Alaska . . . . .	1,779	37	1,732	35	-47	51	-2.6	2.8
Arizona . . . . .	1,512	13	1,527	15	15	20	1.0	1.3
Arkansas . . . . .	959	10	964	12	5	16	0.5	1.6
California . . . . .	2,395	9	2,384	8	-11	12	-0.5	0.5
Colorado . . . . .	1,628	11	1,620	12	-8	16	-0.5	1.0
Connecticut . . . . .	2,053	24	2,108	23	*55	33	*2.7	1.6
Delaware . . . . .	1,540	32	1,580	27	40	43	2.6	2.8
District of Columbia . . . . .	2,164	78	2,218	66	54	102	2.5	4.8
Florida . . . . .	1,638	10	1,603	9	*-35	13	*-2.1	0.8
Georgia . . . . .	1,392	8	1,387	11	-5	13	-0.4	1.0
Hawaii . . . . .	2,173	44	2,265	45	*92	63	*4.2	3.0
Idaho . . . . .	1,204	15	1,198	19	-6	24	-0.5	2.0
Illinois . . . . .	1,687	9	1,684	10	-3	13	-0.2	0.8
Indiana . . . . .	1,140	7	1,144	8	4	10	0.4	0.9
Iowa . . . . .	1,138	9	1,131	9	-7	12	-0.6	1.1
Kansas . . . . .	1,212	13	1,212	12	-	18	-	1.4
Kentucky . . . . .	1,063	11	1,055	11	-8	15	-0.8	1.4
Louisiana . . . . .	1,116	11	1,111	11	-5	16	-0.4	1.4
Maine . . . . .	1,296	21	1,326	24	30	32	2.3	2.5
Maryland . . . . .	1,951	12	1,983	17	*32	21	*1.6	1.1
Massachusetts . . . . .	2,106	17	2,105	15	-1	23	-	1.1
Michigan . . . . .	1,382	6	1,351	7	*-31	9	*-2.2	0.7
Minnesota . . . . .	1,558	11	1,545	9	-13	14	-0.8	0.9
Mississippi . . . . .	988	10	1,014	17	*26	20	*2.6	2.0
Missouri . . . . .	1,196	8	1,180	8	*-16	12	*-1.3	1.0
Montana . . . . .	1,179	22	1,239	28	*60	36	*5.1	3.1
Nebraska . . . . .	1,243	13	1,235	14	-8	19	-0.6	1.5
Nevada . . . . .	1,852	27	1,818	25	-34	36	-1.8	1.9
New Hampshire . . . . .	1,889	24	1,900	27	11	36	0.6	1.9
New Jersey . . . . .	2,357	14	2,360	14	3	20	0.1	0.8
New Mexico . . . . .	1,167	19	1,173	18	6	26	0.5	2.3
New York . . . . .	1,933	15	1,936	12	3	19	0.2	1.0
North Carolina . . . . .	1,230	7	1,218	7	*-12	10	*-1.0	0.8
North Dakota . . . . .	1,135	27	1,140	24	5	36	0.4	3.2
Ohio . . . . .	1,293	7	1,275	6	*-18	10	*-1.4	0.7
Oklahoma . . . . .	1,056	11	1,064	10	8	15	0.8	1.5
Oregon . . . . .	1,567	14	1,585	13	18	19	1.1	1.2
Pennsylvania . . . . .	1,373	7	1,389	7	*16	10	*1.2	0.7
Rhode Island . . . . .	1,847	30	1,888	30	41	42	2.2	2.3
South Carolina . . . . .	1,160	11	1,142	11	*-18	16	*-1.6	1.3
South Dakota . . . . .	1,146	21	1,174	22	28	30	2.4	2.7
Tennessee . . . . .	1,146	9	1,149	8	3	12	0.3	1.1
Texas . . . . .	1,392	6	1,380	6	*-12	8	*-0.9	0.6
Utah . . . . .	1,408	15	1,445	15	*37	21	*2.6	1.5
Vermont . . . . .	1,444	23	1,471	25	27	34	1.9	2.4
Virginia . . . . .	1,716	13	1,715	13	-1	18	-0.1	1.1
Washington . . . . .	1,734	12	1,763	14	*29	19	*1.7	1.1
West Virginia . . . . .	910	18	878	13	*-32	22	*-3.5	2.4
Wisconsin . . . . .	1,426	9	1,424	9	-2	12	-0.1	0.9
Wyoming . . . . .	1,206	30	1,272	35	*66	46	*5.5	3.9
<b>Puerto Rico . . . . .</b>	<b>849</b>	<b>12</b>	<b>844</b>	<b>13</b>	<b>-5</b>	<b>17</b>	<b>-0.6</b>	<b>2.1</b>

\* Statistically different from zero at the 90 percent confidence level. - Represents or rounds to zero.

<sup>1</sup> Data are based on a sample and are subject to sampling variability. A margin of error is a measure of an estimate's variability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. When added to and subtracted from the estimate, the margin of error forms the 90 percent confidence interval.

Sources: U.S. Census Bureau, American Community Survey, 2007 and 2008; and Puerto Rico Community Survey, 2007 and 2008.