



DP04

SELECTED HOUSING CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Biltmore Forest town, North Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	685	+/-60	685	(X)
Occupied housing units	589	+/-53	86.0%	+/-5.1
Vacant housing units	96	+/-39	14.0%	+/-5.1
Homeowner vacancy rate	3.8	+/-3.4	(X)	(X)
Rental vacancy rate	23.7	+/-30.5	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	685	+/-60	685	(X)
1-unit, detached	656	+/-58	95.8%	+/-1.6
1-unit, attached	29	+/-11	4.2%	+/-1.6
2 units	0	+/-13	0.0%	+/-5.3
3 or 4 units	0	+/-13	0.0%	+/-5.3
5 to 9 units	0	+/-13	0.0%	+/-5.3
10 to 19 units	0	+/-13	0.0%	+/-5.3
20 or more units	0	+/-13	0.0%	+/-5.3
Mobile home	0	+/-13	0.0%	+/-5.3
Boat, RV, van, etc.	0	+/-13	0.0%	+/-5.3
YEAR STRUCTURE BUILT				
Total housing units	685	+/-60	685	(X)
Built 2010 or later	0	+/-13	0.0%	+/-5.3
Built 2000 to 2009	52	+/-18	7.6%	+/-2.7
Built 1990 to 1999	57	+/-26	8.3%	+/-3.5
Built 1980 to 1989	84	+/-26	12.3%	+/-3.6
Built 1970 to 1979	51	+/-22	7.4%	+/-3.1
Built 1960 to 1969	68	+/-20	9.9%	+/-2.8
Built 1950 to 1959	111	+/-27	16.2%	+/-3.6
Built 1940 to 1949	70	+/-23	10.2%	+/-3.1
Built 1939 or earlier	192	+/-41	28.0%	+/-5.3
ROOMS				
Total housing units	685	+/-60	685	(X)
1 room	9	+/-14	1.3%	+/-2.0
2 rooms	6	+/-6	0.9%	+/-0.9

Subject	Biltmore Forest town, North Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	8	+/-8	1.2%	+/-1.1
4 rooms	6	+/-6	0.9%	+/-0.9
5 rooms	17	+/-11	2.5%	+/-1.6
6 rooms	47	+/-19	6.9%	+/-2.6
7 rooms	88	+/-32	12.8%	+/-4.4
8 rooms	125	+/-34	18.2%	+/-4.7
9 rooms or more	379	+/-50	55.3%	+/-5.2
Median rooms	9.0+	***	(X)	(X)
BEDROOMS				
Total housing units	685	+/-60	685	(X)
No bedroom	9	+/-14	1.3%	+/-2.0
1 bedroom	14	+/-9	2.0%	+/-1.3
2 bedrooms	39	+/-20	5.7%	+/-2.9
3 bedrooms	197	+/-36	28.8%	+/-4.8
4 bedrooms	267	+/-48	39.0%	+/-5.4
5 or more bedrooms	159	+/-35	23.2%	+/-4.7
HOUSING TENURE				
Occupied housing units	589	+/-53	589	(X)
Owner-occupied	560	+/-53	95.1%	+/-2.6
Renter-occupied	29	+/-16	4.9%	+/-2.6
Average household size of owner-occupied unit	2.41	+/-0.12	(X)	(X)
Average household size of renter-occupied unit	2.93	+/-1.03	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	589	+/-53	589	(X)
Moved in 2010 or later	26	+/-17	4.4%	+/-2.7
Moved in 2000 to 2009	272	+/-36	46.2%	+/-5.8
Moved in 1990 to 1999	125	+/-32	21.2%	+/-5.0
Moved in 1980 to 1989	80	+/-24	13.6%	+/-3.7
Moved in 1970 to 1979	47	+/-20	8.0%	+/-3.2
Moved in 1969 or earlier	39	+/-16	6.6%	+/-2.6
VEHICLES AVAILABLE				
Occupied housing units	589	+/-53	589	(X)
No vehicles available	7	+/-7	1.2%	+/-1.2
1 vehicle available	116	+/-26	19.7%	+/-4.0
2 vehicles available	281	+/-39	47.7%	+/-5.2
3 or more vehicles available	185	+/-33	31.4%	+/-4.7
HOUSE HEATING FUEL				
Occupied housing units	589	+/-53	589	(X)
Utility gas	397	+/-46	67.4%	+/-5.1
Bottled, tank, or LP gas	16	+/-9	2.7%	+/-1.6
Electricity	120	+/-32	20.4%	+/-5.0
Fuel oil, kerosene, etc.	49	+/-19	8.3%	+/-3.0
Coal or coke	0	+/-13	0.0%	+/-6.2
Wood	3	+/-4	0.5%	+/-0.7
Solar energy	0	+/-13	0.0%	+/-6.2
Other fuel	4	+/-5	0.7%	+/-0.9
No fuel used	0	+/-13	0.0%	+/-6.2
SELECTED CHARACTERISTICS				
Occupied housing units	589	+/-53	589	(X)
Lacking complete plumbing facilities	2	+/-4	0.3%	+/-0.7
Lacking complete kitchen facilities	0	+/-13	0.0%	+/-6.2
No telephone service available	0	+/-13	0.0%	+/-6.2

Subject	Biltmore Forest town, North Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	589	+/-53	589	(X)
1.00 or less	589	+/-53	100.0%	+/-6.2
1.01 to 1.50	0	+/-13	0.0%	+/-6.2
1.51 or more	0	+/-13	0.0%	+/-6.2
VALUE				
Owner-occupied units	560	+/-53	560	(X)
Less than \$50,000	0	+/-13	0.0%	+/-6.5
\$50,000 to \$99,999	10	+/-7	1.8%	+/-1.2
\$100,000 to \$149,999	13	+/-9	2.3%	+/-1.7
\$150,000 to \$199,999	14	+/-9	2.5%	+/-1.6
\$200,000 to \$299,999	32	+/-17	5.7%	+/-3.0
\$300,000 to \$499,999	38	+/-14	6.8%	+/-2.6
\$500,000 to \$999,999	267	+/-50	47.7%	+/-6.7
\$1,000,000 or more	186	+/-36	33.2%	+/-5.0
Median (dollars)	834,500	+/-46,078	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	560	+/-53	560	(X)
Housing units with a mortgage	342	+/-44	61.1%	+/-5.9
Housing units without a mortgage	218	+/-42	38.9%	+/-5.9
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	342	+/-44	342	(X)
Less than \$300	0	+/-13	0.0%	+/-10.4
\$300 to \$499	0	+/-13	0.0%	+/-10.4
\$500 to \$699	2	+/-4	0.6%	+/-1.0
\$700 to \$999	18	+/-10	5.3%	+/-2.9
\$1,000 to \$1,499	5	+/-5	1.5%	+/-1.6
\$1,500 to \$1,999	30	+/-17	8.8%	+/-4.8
\$2,000 or more	287	+/-46	83.9%	+/-5.9
Median (dollars)	3,449	+/-749	(X)	(X)
Housing units without a mortgage	218	+/-42	218	(X)
Less than \$100	0	+/-13	0.0%	+/-15.7
\$100 to \$199	0	+/-13	0.0%	+/-15.7
\$200 to \$299	0	+/-13	0.0%	+/-15.7
\$300 to \$399	0	+/-13	0.0%	+/-15.7
\$400 or more	218	+/-42	100.0%	+/-15.7
Median (dollars)	1,000+	***	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	342	+/-44	342	(X)
Less than 20.0 percent	138	+/-32	40.4%	+/-7.8
20.0 to 24.9 percent	27	+/-13	7.9%	+/-3.9
25.0 to 29.9 percent	31	+/-13	9.1%	+/-3.9
30.0 to 34.9 percent	31	+/-20	9.1%	+/-5.5
35.0 percent or more	115	+/-30	33.6%	+/-7.5
Not computed	0	+/-13	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	218	+/-42	218	(X)
Less than 10.0 percent	78	+/-22	35.8%	+/-9.0
10.0 to 14.9 percent	49	+/-16	22.5%	+/-7.2
15.0 to 19.9 percent	15	+/-11	6.9%	+/-4.8

Subject	Biltmore Forest town, North Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	18	+/-14	8.3%	+/-5.8
25.0 to 29.9 percent	15	+/-9	6.9%	+/-4.2
30.0 to 34.9 percent	11	+/-14	5.0%	+/-6.0
35.0 percent or more	32	+/-23	14.7%	+/-9.1
Not computed	0	+/-13	(X)	(X)
GROSS RENT				
Occupied units paying rent	23	+/-14	23	(X)
Less than \$200	0	+/-13	0.0%	+/-66.4
\$200 to \$299	0	+/-13	0.0%	+/-66.4
\$300 to \$499	3	+/-4	13.0%	+/-18.3
\$500 to \$749	0	+/-13	0.0%	+/-66.4
\$750 to \$999	0	+/-13	0.0%	+/-66.4
\$1,000 to \$1,499	0	+/-13	0.0%	+/-66.4
\$1,500 or more	20	+/-14	87.0%	+/-18.3
Median (dollars)	2,000+	***	(X)	(X)
No rent paid	6	+/-8	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	23	+/-14	23	(X)
Less than 15.0 percent	4	+/-5	17.4%	+/-22.4
15.0 to 19.9 percent	3	+/-4	13.0%	+/-18.6
20.0 to 24.9 percent	3	+/-5	13.0%	+/-25.9
25.0 to 29.9 percent	0	+/-13	0.0%	+/-66.4
30.0 to 34.9 percent	2	+/-4	8.7%	+/-18.2
35.0 percent or more	11	+/-12	47.8%	+/-37.7
Not computed	6	+/-8	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

The 2007, 2008, 2009, 2010, 2011, and 2012 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.