

DP04 SELECTED HOUSING CHARACTERISTICS  
2012 American Community Survey 1-Year Estimates

BACK TO ADVANCED SEARCH

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.

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.

Subject	California				San Francisco-Oakland-Fremont, CA Metro Area			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>								
Total housing units	13,708,197	+/-757	13,708,197	(X)	1,743,711	+/-1,772	1,743,711	(X)
Occupied housing units	12,552,658	+/-18,433	91.6%	+/-0.1	1,636,828	+/-5,947	93.9%	+/-0.3
Vacant housing units	1,155,539	+/-18,348	8.4%	+/-0.1	106,883	+/-5,906	6.1%	+/-0.3
Homeowner vacancy rate	1.6	+/-0.1	(X)	(X)	1.1	+/-0.2	(X)	(X)
Rental vacancy rate	4.5	+/-0.1	(X)	(X)	3.3	+/-0.4	(X)	(X)
<b>UNITS IN STRUCTURE</b>								
Total housing units	13,708,197	+/-757	13,708,197	(X)	1,743,711	+/-1,772	1,743,711	(X)
1-unit, detached	7,943,381	+/-27,578	57.9%	+/-0.2	870,079	+/-8,119	49.9%	+/-0.5
1-unit, attached	936,625	+/-13,765	6.8%	+/-0.1	154,465	+/-5,443	8.9%	+/-0.3
2 units	347,522	+/-9,293	2.5%	+/-0.1	76,531	+/-4,136	4.4%	+/-0.2
3 or 4 units	765,100	+/-15,171	5.6%	+/-0.1	122,924	+/-5,154	7.0%	+/-0.3
5 to 9 units	840,520	+/-14,084	6.1%	+/-0.1	116,116	+/-5,934	6.7%	+/-0.3
10 to 19 units	748,586	+/-14,228	5.5%	+/-0.1	108,116	+/-5,606	6.2%	+/-0.3
20 or more units	1,598,190	+/-17,821	11.7%	+/-0.1	273,270	+/-7,071	15.7%	+/-0.4
Mobile home	513,692	+/-10,793	3.7%	+/-0.1	20,446	+/-1,652	1.2%	+/-0.1
Boat, RV, van, etc.	14,581	+/-1,681	0.1%	+/-0.1	1,764	+/-634	0.1%	+/-0.1
<b>YEAR STRUCTURE BUILT</b>								
Total housing units	13,708,197	+/-757	13,708,197	(X)	1,743,711	+/-1,772	1,743,711	(X)
Built 2010 or later	83,715	+/-4,940	0.6%	+/-0.1	9,056	+/-1,358	0.5%	+/-0.1
Built 2000 to 2009	1,652,314	+/-18,278	12.1%	+/-0.1	144,989	+/-4,753	8.3%	+/-0.3
Built 1990 to 1999	1,458,351	+/-17,621	10.6%	+/-0.1	137,737	+/-4,552	7.9%	+/-0.3
Built 1980 to 1989	2,095,276	+/-17,584	15.3%	+/-0.1	188,653	+/-6,188	10.8%	+/-0.4
Built 1970 to 1979	2,489,807	+/-18,687	18.2%	+/-0.1	270,049	+/-7,121	15.5%	+/-0.4
Built 1960 to 1969	1,848,544	+/-19,909	13.5%	+/-0.1	236,269	+/-7,204	13.5%	+/-0.4
Built 1950 to 1959	1,904,925	+/-17,945	13.9%	+/-0.1	251,425	+/-6,312	14.4%	+/-0.4
Built 1940 to 1949	860,219	+/-12,734	6.3%	+/-0.1	146,404	+/-5,105	8.4%	+/-0.3
Built 1939 or earlier	1,315,046	+/-15,227	9.6%	+/-0.1	359,129	+/-7,749	20.6%	+/-0.4
<b>ROOMS</b>								
Total housing units	13,708,197	+/-757	13,708,197	(X)	1,743,711	+/-1,772	1,743,711	(X)
1 room	424,719	+/-10,215	3.1%	+/-0.1	81,920	+/-4,803	4.7%	+/-0.3
2 rooms	551,442	+/-9,670	4.0%	+/-0.1	86,949	+/-4,182	5.0%	+/-0.2
3 rooms	1,668,203	+/-14,663	12.2%	+/-0.1	234,448	+/-5,746	13.4%	+/-0.3
4 rooms	2,675,247	+/-21,800	19.5%	+/-0.2	321,204	+/-8,709	18.4%	+/-0.5
5 rooms	2,812,222	+/-21,203	20.5%	+/-0.2	315,677	+/-7,986	18.1%	+/-0.5
6 rooms	2,336,432	+/-22,485	17.0%	+/-0.2	281,695	+/-8,156	16.2%	+/-0.5
7 rooms	1,498,683	+/-17,727	10.9%	+/-0.1	193,410	+/-6,784	11.1%	+/-0.4
8 rooms	889,312	+/-14,093	6.5%	+/-0.1	111,188	+/-4,708	6.4%	+/-0.3
9 rooms or more	851,937	+/-13,544	6.2%	+/-0.1	117,220	+/-5,141	6.7%	+/-0.3
Median rooms	5.0	+/-0.1	(X)	(X)	5.0	+/-0.1	(X)	(X)
<b>BEDROOMS</b>								
Total housing units	13,708,197	+/-757	13,708,197	(X)	1,743,711	+/-1,772	1,743,711	(X)
No bedroom	479,751	+/-10,376	3.5%	+/-0.1	95,545	+/-5,037	5.5%	+/-0.3
1 bedroom	1,963,782	+/-18,973	14.3%	+/-0.1	306,902	+/-6,846	17.6%	+/-0.4
2 bedrooms	3,844,682	+/-24,072	28.0%	+/-0.2	476,605	+/-9,925	27.3%	+/-0.6
3 bedrooms	4,601,423	+/-28,442	33.6%	+/-0.2	518,765	+/-8,551	29.8%	+/-0.5
4 bedrooms	2,236,367	+/-17,337	16.3%	+/-0.1	271,318	+/-6,459	15.6%	+/-0.4
5 or more bedrooms	582,192	+/-12,044	4.2%	+/-0.1	74,576	+/-3,497	4.3%	+/-0.2
<b>HOUSING TENURE</b>								
Occupied housing units	12,552,658	+/-18,433	12,552,658	(X)	1,636,828	+/-5,947	1,636,828	(X)

Subject	California				San Francisco-Oakland-Fremont, CA Metro Area			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied	6,781,817	+/-25,470	54.0%	+/-0.2	867,828	+/-8,793	53.0%	+/-0.5
Renter-occupied	5,770,841	+/-24,980	46.0%	+/-0.2	769,000	+/-8,479	47.0%	+/-0.5
Average household size of owner-occupied unit	3.00	+/-0.01	(X)	(X)	2.80	+/-0.02	(X)	(X)
Average household size of renter-occupied unit	2.93	+/-0.01	(X)	(X)	2.53	+/-0.02	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT								
Occupied housing units	12,552,658	+/-18,433	12,552,658	(X)	1,636,828	+/-5,947	1,636,828	(X)
Moved in 2010 or later	3,805,119	+/-24,346	30.3%	+/-0.2	475,194	+/-10,104	29.0%	+/-0.6
Moved in 2000 to 2009	4,859,821	+/-28,392	38.7%	+/-0.2	615,185	+/-10,971	37.6%	+/-0.7
Moved in 1990 to 1999	1,971,015	+/-18,128	15.7%	+/-0.1	250,934	+/-7,514	15.3%	+/-0.5
Moved in 1980 to 1989	946,575	+/-12,226	7.5%	+/-0.1	138,489	+/-4,637	8.5%	+/-0.3
Moved in 1970 to 1979	590,763	+/-9,880	4.7%	+/-0.1	91,224	+/-4,003	5.6%	+/-0.2
Moved in 1969 or earlier	379,365	+/-7,591	3.0%	+/-0.1	65,802	+/-3,281	4.0%	+/-0.2
VEHICLES AVAILABLE								
Occupied housing units	12,552,658	+/-18,433	12,552,658	(X)	1,636,828	+/-5,947	1,636,828	(X)
No vehicles available	990,919	+/-14,322	7.9%	+/-0.1	209,199	+/-5,986	12.8%	+/-0.4
1 vehicle available	4,094,587	+/-22,514	32.6%	+/-0.2	555,539	+/-8,834	33.9%	+/-0.5
2 vehicles available	4,717,731	+/-26,684	37.6%	+/-0.2	569,317	+/-9,567	34.8%	+/-0.6
3 or more vehicles available	2,749,421	+/-21,023	21.9%	+/-0.2	302,773	+/-6,957	18.5%	+/-0.4
HOUSE HEATING FUEL								
Occupied housing units	12,552,658	+/-18,433	12,552,658	(X)	1,636,828	+/-5,947	1,636,828	(X)
Utility gas	8,230,125	+/-29,275	65.6%	+/-0.2	1,132,351	+/-9,860	69.2%	+/-0.5
Bottled, tank, or LP gas	376,616	+/-8,518	3.0%	+/-0.1	21,376	+/-1,861	1.3%	+/-0.1
Electricity	3,298,902	+/-24,329	26.3%	+/-0.2	437,217	+/-8,998	26.7%	+/-0.5
Fuel oil, kerosene, etc.	34,136	+/-2,393	0.3%	+/-0.1	2,014	+/-773	0.1%	+/-0.1
Coal or coke	1,055	+/-452	0.0%	+/-0.1	71	+/-83	0.0%	+/-0.1
Wood	215,614	+/-6,512	1.7%	+/-0.1	8,536	+/-1,506	0.5%	+/-0.1
Solar energy	11,821	+/-1,446	0.1%	+/-0.1	2,445	+/-627	0.1%	+/-0.1
Other fuel	43,454	+/-3,218	0.3%	+/-0.1	6,261	+/-1,292	0.4%	+/-0.1
No fuel used	340,935	+/-8,542	2.7%	+/-0.1	26,557	+/-2,076	1.6%	+/-0.1
SELECTED CHARACTERISTICS								
Occupied housing units	12,552,658	+/-18,433	12,552,658	(X)	1,636,828	+/-5,947	1,636,828	(X)
Lacking complete plumbing facilities	51,482	+/-4,166	0.4%	+/-0.1	14,555	+/-2,488	0.9%	+/-0.2
Lacking complete kitchen facilities	142,812	+/-5,737	1.1%	+/-0.1	26,860	+/-3,001	1.6%	+/-0.2
No telephone service available	258,944	+/-6,974	2.1%	+/-0.1	28,250	+/-2,505	1.7%	+/-0.2
OCCUPANTS PER ROOM								
Occupied housing units	12,552,658	+/-18,433	12,552,658	(X)	1,636,828	+/-5,947	1,636,828	(X)
1.00 or less	11,523,780	+/-23,151	91.8%	+/-0.1	1,546,736	+/-7,075	94.5%	+/-0.3
1.01 to 1.50	680,436	+/-11,328	5.4%	+/-0.1	55,806	+/-3,920	3.4%	+/-0.2
1.51 or more	348,442	+/-9,006	2.8%	+/-0.1	34,286	+/-3,460	2.1%	+/-0.2
VALUE								
Owner-occupied units	6,781,817	+/-25,470	6,781,817	(X)	867,828	+/-8,793	867,828	(X)
Less than \$50,000	277,446	+/-6,651	4.1%	+/-0.1	18,372	+/-1,761	2.1%	+/-0.2
\$50,000 to \$99,999	339,259	+/-7,373	5.0%	+/-0.1	16,643	+/-1,597	1.9%	+/-0.2
\$100,000 to \$149,999	485,825	+/-9,859	7.2%	+/-0.1	26,812	+/-2,208	3.1%	+/-0.3
\$150,000 to \$199,999	597,275	+/-12,442	8.8%	+/-0.2	34,353	+/-2,897	4.0%	+/-0.3
\$200,000 to \$299,999	1,156,729	+/-15,366	17.1%	+/-0.2	87,255	+/-4,439	10.1%	+/-0.5
\$300,000 to \$499,999	1,836,285	+/-16,476	27.1%	+/-0.2	197,974	+/-5,535	22.8%	+/-0.5
\$500,000 to \$999,999	1,609,248	+/-13,538	23.7%	+/-0.2	359,695	+/-5,901	41.4%	+/-0.6
\$1,000,000 or more	479,750	+/-9,284	7.1%	+/-0.1	126,724	+/-4,705	14.6%	+/-0.5
Median (dollars)	349,400	+/-1,231	(X)	(X)	557,700	+/-5,781	(X)	(X)
MORTGAGE STATUS								
Owner-occupied units	6,781,817	+/-25,470	6,781,817	(X)	867,828	+/-8,793	867,828	(X)
Housing units with a mortgage	5,013,594	+/-26,823	73.9%	+/-0.2	646,594	+/-8,078	74.5%	+/-0.6
Housing units without a mortgage	1,768,223	+/-13,924	26.1%	+/-0.2	221,234	+/-5,584	25.5%	+/-0.6
SELECTED MONTHLY OWNER COSTS (SMOC)								
Housing units with a mortgage	5,013,594	+/-26,823	5,013,594	(X)	646,594	+/-8,078	646,594	(X)
Less than \$300	5,492	+/-1,029	0.1%	+/-0.1	415	+/-207	0.1%	+/-0.1
\$300 to \$499	34,740	+/-2,598	0.7%	+/-0.1	2,810	+/-675	0.4%	+/-0.1
\$500 to \$699	90,194	+/-3,907	1.8%	+/-0.1	5,376	+/-930	0.8%	+/-0.1
\$700 to \$999	291,120	+/-7,890	5.8%	+/-0.2	17,636	+/-1,861	2.7%	+/-0.3
\$1,000 to \$1,499	867,519	+/-13,020	17.3%	+/-0.2	62,932	+/-2,999	9.7%	+/-0.5
\$1,500 to \$1,999	1,010,795	+/-13,564	20.2%	+/-0.2	94,557	+/-3,835	14.6%	+/-0.6
\$2,000 or more	2,713,734	+/-20,464	54.1%	+/-0.3	462,868	+/-7,928	71.6%	+/-0.8
Median (dollars)	2,119	+/-8	(X)	(X)	2,653	+/-30	(X)	(X)
Housing units without a mortgage	1,768,223	+/-13,924	1,768,223	(X)	221,234	+/-5,584	221,234	(X)
Less than \$100	27,972	+/-2,516	1.6%	+/-0.1	1,303	+/-526	0.6%	+/-0.2
\$100 to \$199	108,273	+/-4,246	6.1%	+/-0.2	7,986	+/-1,145	3.6%	+/-0.5

Subject	California				San Francisco-Oakland-Fremont, CA Metro Area			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
\$200 to \$299	239,803	+/-7,382	13.6%	+/-0.4	22,404	+/-2,144	10.1%	+/-1.0
\$300 to \$399	295,633	+/-7,019	16.7%	+/-0.4	31,702	+/-2,399	14.3%	+/-1.0
\$400 or more	1,096,542	+/-13,155	62.0%	+/-0.5	157,839	+/-5,208	71.3%	+/-1.3
Median (dollars)	478	+/-3	(X)	(X)	556	+/-11	(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)	4,977,097	+/-27,383	4,977,097	(X)	644,870	+/-8,124	644,870	(X)
Less than 20.0 percent	1,319,455	+/-16,444	26.5%	+/-0.3	186,130	+/-4,996	28.9%	+/-0.7
20.0 to 24.9 percent	736,821	+/-11,110	14.8%	+/-0.2	97,463	+/-3,897	15.1%	+/-0.6
25.0 to 29.9 percent	637,309	+/-11,095	12.8%	+/-0.2	79,945	+/-3,691	12.4%	+/-0.5
30.0 to 34.9 percent	504,820	+/-10,223	10.1%	+/-0.2	64,224	+/-3,446	10.0%	+/-0.5
35.0 percent or more	1,778,692	+/-18,744	35.7%	+/-0.3	217,108	+/-6,444	33.7%	+/-0.9
Not computed	36,497	+/-3,332	(X)	(X)	1,724	+/-448	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,743,661	+/-13,811	1,743,661	(X)	218,693	+/-5,510	218,693	(X)
Less than 10.0 percent	763,511	+/-10,085	43.8%	+/-0.5	98,748	+/-3,593	45.2%	+/-1.5
10.0 to 14.9 percent	324,850	+/-6,958	18.6%	+/-0.4	42,061	+/-3,152	19.2%	+/-1.2
15.0 to 19.9 percent	190,764	+/-5,952	10.9%	+/-0.3	22,127	+/-2,074	10.1%	+/-0.9
20.0 to 24.9 percent	117,005	+/-5,180	6.7%	+/-0.3	13,076	+/-1,707	6.0%	+/-0.8
25.0 to 29.9 percent	80,740	+/-3,755	4.6%	+/-0.2	9,907	+/-1,417	4.5%	+/-0.6
30.0 to 34.9 percent	54,280	+/-3,217	3.1%	+/-0.2	6,398	+/-1,096	2.9%	+/-0.5
35.0 percent or more	212,511	+/-6,672	12.2%	+/-0.4	26,376	+/-2,362	12.1%	+/-1.0
Not computed	24,562	+/-2,681	(X)	(X)	2,541	+/-797	(X)	(X)
GROSS RENT								
Occupied units paying rent	5,593,677	+/-26,085	5,593,677	(X)	748,029	+/-8,532	748,029	(X)
Less than \$200	40,485	+/-3,136	0.7%	+/-0.1	7,662	+/-1,423	1.0%	+/-0.2
\$200 to \$299	113,418	+/-5,065	2.0%	+/-0.1	21,062	+/-2,391	2.8%	+/-0.3
\$300 to \$499	192,791	+/-7,492	3.4%	+/-0.1	28,498	+/-2,521	3.8%	+/-0.3
\$500 to \$749	546,523	+/-11,116	9.8%	+/-0.2	44,104	+/-3,423	5.9%	+/-0.5
\$750 to \$999	1,064,658	+/-15,099	19.0%	+/-0.3	82,357	+/-3,816	11.0%	+/-0.5
\$1,000 to \$1,499	1,919,830	+/-18,149	34.3%	+/-0.3	238,404	+/-6,866	31.9%	+/-0.8
\$1,500 or more	1,715,972	+/-18,784	30.7%	+/-0.3	325,942	+/-8,637	43.6%	+/-0.9
Median (dollars)	1,200	+/-4	(X)	(X)	1,399	+/-14	(X)	(X)
No rent paid	177,164	+/-6,459	(X)	(X)	20,971	+/-2,394	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)								
Occupied units paying rent (excluding units where GRAPI cannot be computed)	5,475,993	+/-26,252	5,475,993	(X)	735,475	+/-8,589	735,475	(X)
Less than 15.0 percent	481,540	+/-12,700	8.8%	+/-0.2	81,490	+/-4,745	11.1%	+/-0.6
15.0 to 19.9 percent	564,327	+/-11,434	10.3%	+/-0.2	88,032	+/-4,553	12.0%	+/-0.6
20.0 to 24.9 percent	660,309	+/-13,764	12.1%	+/-0.2	95,183	+/-5,575	12.9%	+/-0.7
25.0 to 29.9 percent	616,603	+/-12,231	11.3%	+/-0.2	88,912	+/-5,109	12.1%	+/-0.7
30.0 to 34.9 percent	506,466	+/-10,403	9.2%	+/-0.2	66,263	+/-3,574	9.0%	+/-0.5
35.0 percent or more	2,646,748	+/-21,350	48.3%	+/-0.3	315,595	+/-8,707	42.9%	+/-1.0
Not computed	294,848	+/-8,381	(X)	(X)	33,525	+/-3,147	(X)	(X)

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

Explanation of Symbols:

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.

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.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

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.

An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

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.

An '(X)' means that the estimate is not applicable or not available.

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 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 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 | American FactFinder