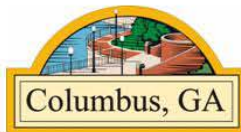


AUGUST 2006

HOUSING DEMOGRAPHICS

MUSCOGEE COUNTY

Planning Department



What Progress Has Preserved.

**Columbus Consolidated
Government**

Primary Business Address
420 10th Street
PO BOX 1340
Columbus, GA 31902-1340
Phone: 706-653-4116
Fax: 706-653-4120
Website: www.columbusga.com/mpo

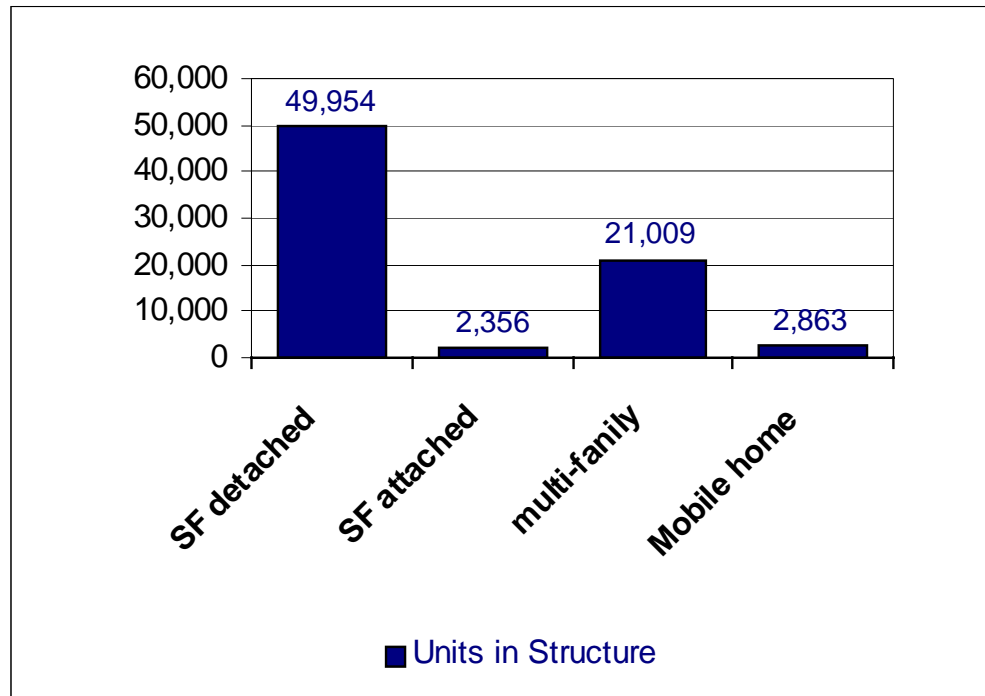
- Units in Structure
- Bedrooms in Structure
- Year Structure Build
- Value of Structure

The demand of houses has increased in Columbus-Muscogee County over the past several years. Various housing types exist within Columbus. Each housing type identifies its own unique character of living. Often citizens must decide where their permanent residency will be. How many bedrooms? And how much is the value of housing within a specific area? This report examines housing characteristic and related demographics. It describes the living preferences of Columbus-Muscogee County residents and provides a mechanism to assess future housing needs within the city.

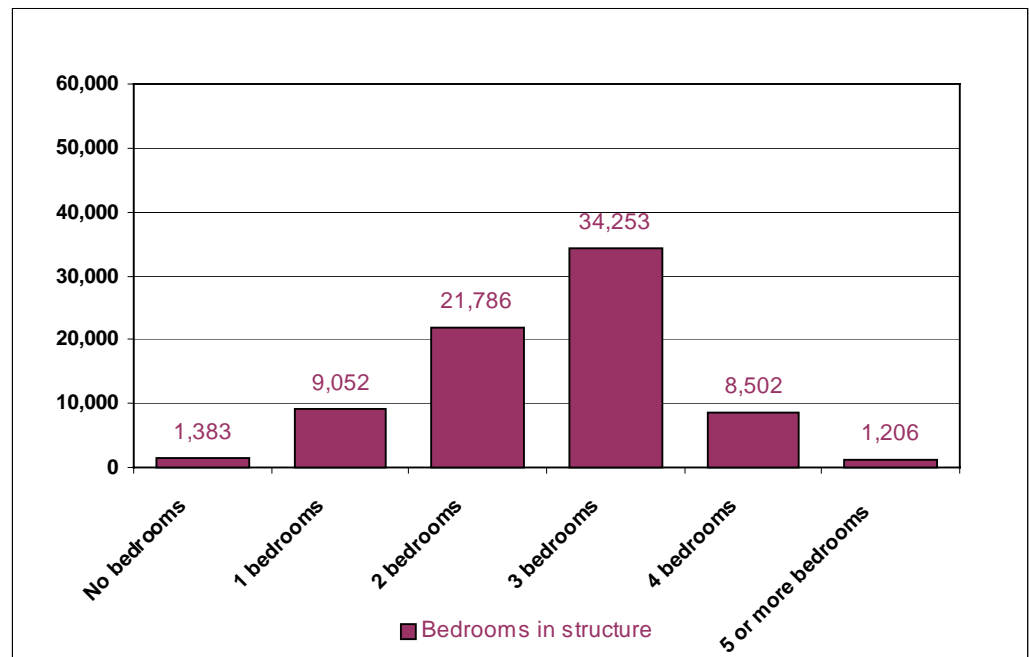
Units in Structure

Four housing types were examined: single-family detached, single family attached, multi-family units (apartments) and mobile homes. The highest percentage of occupied housing units is single-family detached with 65.6%. The second largest number reported is multi-family (apartments) with 27.6%. The remaining 6.8% of total housing units includes single-family attached (2,356) and mobile homes (2,863). As of the 2000 US Census, 76,182 housing units exist within Muscogee County. This is a 7.4% increase from 1990.

OCCUPIED HOUSING UNITS BY UNITS IN STRUCTURE MUSCOGEE COUNTY 2000



OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN STRUCTURE MUSCOGEE COUNTY 2000

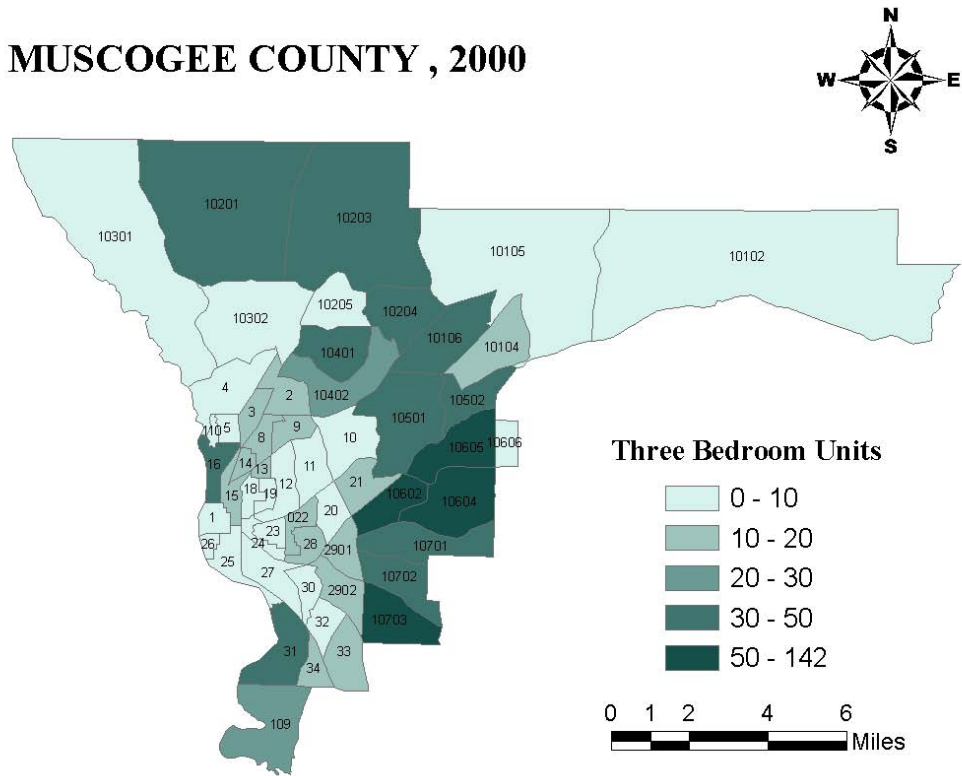


Bedrooms in Structure

Housing units with three bedrooms are the most commonly found configuration in Muscogee County, representing about 45% of the area-wide inventory. Two-bedrooms houses are the second most popular category, showing 28.6% of total housing units. One-bedroom and Four-bedrooms have similar percentage rates with 11% and 12% respectively. No bedroom and 5 or more bedrooms account for over 3% of total housing units.

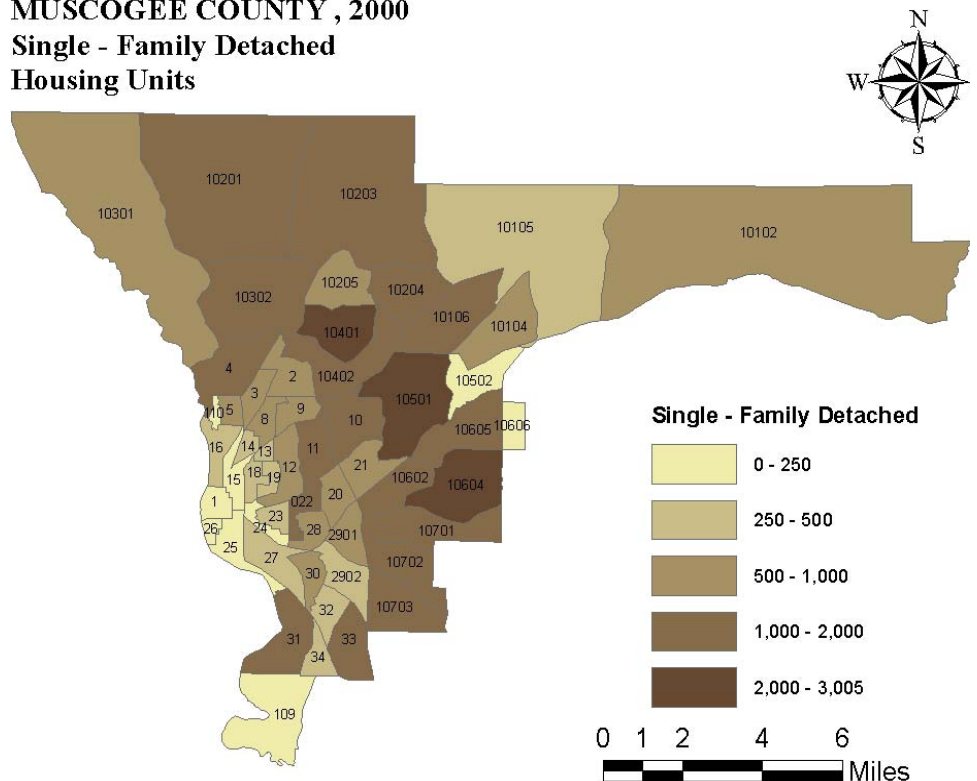
OCCUPIED THREE-BEDROOM HOUSING UNITS MUSCOGEE COUNTY 2000

MUSCOGEE COUNTY, 2000



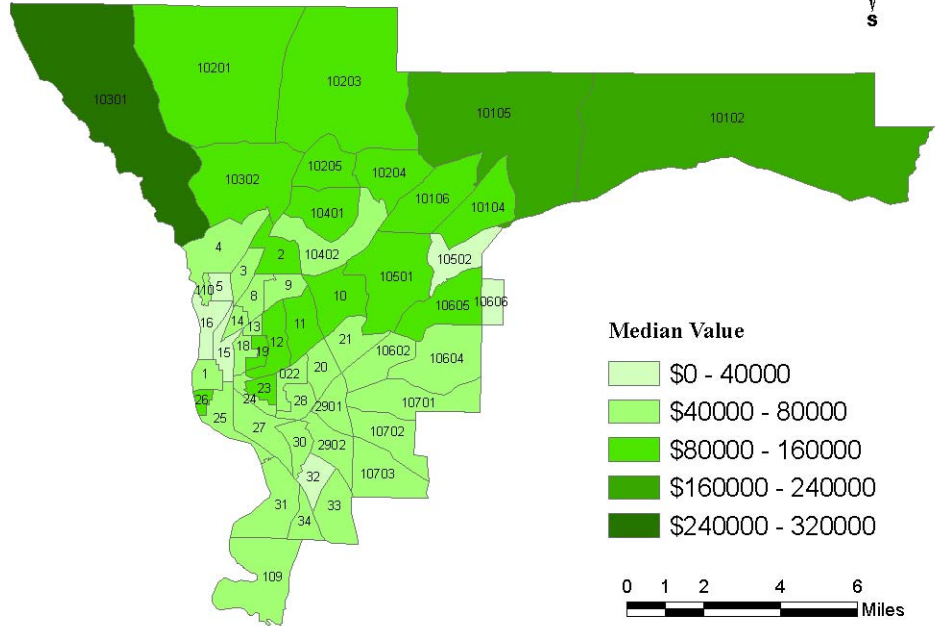
SINGLE-FAMILY DETACHED HOUSING UNITS MUSCOGEE COUNTY 2000

MUSCOGEE COUNTY, 2000
Single - Family Detached
Housing Units



MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS MUSCOGEE COUNTY 2000

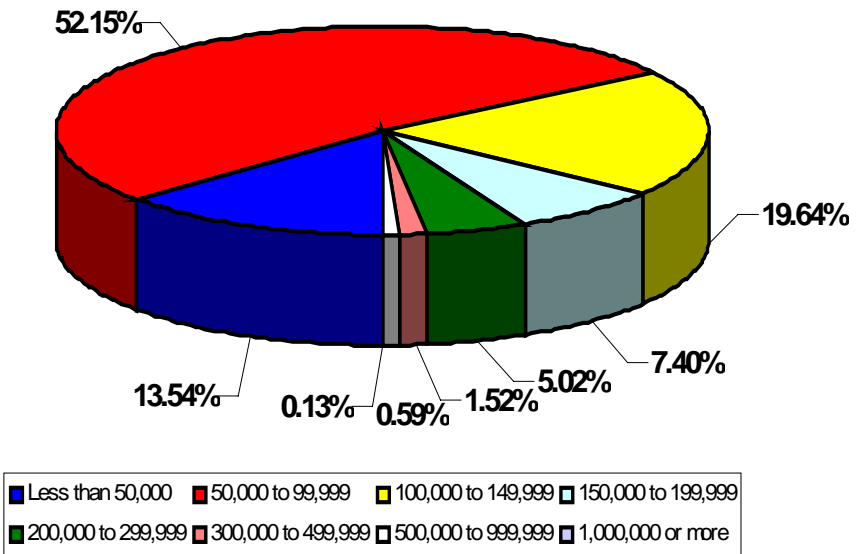
MUSCOGEE COUNTY, 2000



VALUE OF OCCUPIED HOUSING UNITS MUSCOGEE COUNTY 2000

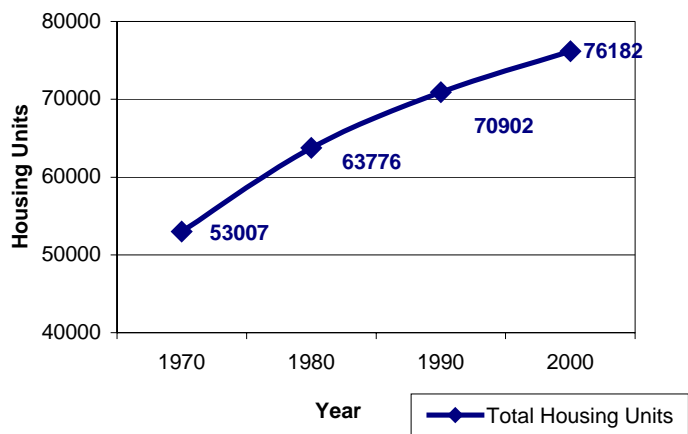
Value Of Structure

The 2000 Census shows that most families live within a housing value range of \$50,000 to \$99,999. This represents a high percentage of 52.2% or 18,992 occupied housing units. The next highest median value of owner occupied housing units was found in the value range \$100,000 to \$149,999 with 19.6%. The study found that 14.7% of occupied housing units are valued over \$150,000 or more. Residential structures with a median value less than \$50,000 accounted for 13.5% of occupied housing units.

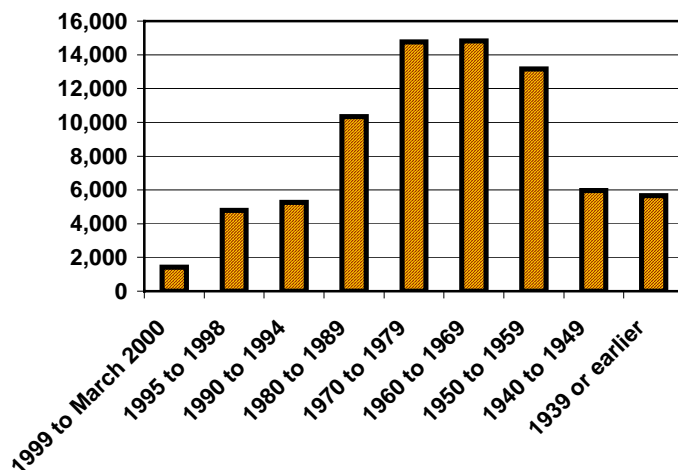


HOUSING CHARACTERISTICS IN MUSCOGEE COUNTY 2000

Total Housing Units



Year Structure Built



Subject (Year Householder Moved Into Unit)	1990	2000
1999 to March 2000	N/A	17,220
1995 to 1998	N/A	19,781
1990 to 1994	N/A	9,777
1980 to 1989	25,430	9,051
1970 to 1979	11,380	7,049
1969 or earlier	11,119	6,941

Subject (Year Structure Built)	1990	2000
1999 to March 2000	N/A	1,424
1995 to 1998	927	4,788
1990 to 1994	5,758	5,263
1980 to 1989	5,945	10,330
1970 to 1979	14,333	14,769
1960 to 1969	17,329	14,821
1950 to 1959	13,675	13,156
1940 to 1949	7,164	5,969
1939 or earlier	5,771	5,662

Subject (Contract Rent)	1999	2000
Specified renter-occupied units paying cash units	28,698	27,946
less than \$250	12,437	6,530
\$250 to \$499	14,866	13,791
\$500 to \$749	1,294	6,554
\$750 to \$999	77	748
\$1,000 or more	24	323
Median (dollars)	275	389

HOUSING CHARACTERISTICS IN MUSCOGEE COUNTY 2000

Subject (Occupancy And Tenure)	1999	2000
Total Housing Units	70,902	76,182
Occupied housing Units	65,858	69,819
Owner Occupied	35,476	39,372
Percent Owner-Occupied	50.03	51.68
Renter Occupied	30,382	30,447
Vacant housing Units	5,044	6,363
For seasonal, recreational, or occasional use	130	362
Homeowner Vacancy rate (percent)	0.03	1.35
Rental Vacancy rate (percent)	0.05	4.59
Persons per owner-occupied units	2.66	2.58
Persons per renter-occupied units	2.54	2.48

Subject (Mortgage Status And Selected Monthly Owner Costs	1999	2000
Specified owner-occupied housing units	32,232	36,416
with a mortgage	23,238	26,556
Less than \$300	3,137	410
\$300 to \$499	5,616	2,365
\$500 to \$699	5,985	5,342
\$700 to \$999	5,394	8,495
\$1000 to \$1,499	2,347	6,896
\$1,500 to \$1,999	492	1,912
\$2000 or more	267	1,136
Median (dollars)	592	872
Not mortgaged	8,994	9,860
Less than \$100	1,156	336
\$100 to \$199	5,059	3,230
\$200 to \$299	1,885	3,711
\$300 to \$399	532	1,430
\$400 or more	362	1,153
Median (dollars)	162	231

Subject (Selected Monthly Owner Costs as a Percentage of Household Income)	1999	2000
Specified owner-occupied housing units	32,232	36,416
Less than 20 percent	19,021	20,330
20 to 24 percent	4,063	4,729
25 to 29 percent	2,834	3,173
30 to 34 percent	1,906	2,231
35 percent or more	4,266	5,670
Not computed	142	283

HOUSING CHARACTERISTICS IN MUSCOGEE COUNTY 2000

Subject (Gross Rent)	1999	2000
Specified renter-occupied housing units	30,195	30,336
Less than \$200	4,558	2,158
\$200 to \$299	5,642	2,389
\$300 to \$499	14,033	9,427
\$500 to \$749	4,391	10,670
\$750 or \$999	355	2,555
\$1,000 to more	82	747
No cash Rent	1,134	2,390
Median (dollars)	358	500

Subject (Gross Rent as a percentage of household income)	1999	2000
Specified renter-occupied housing units	30,195	30,336
Less than 20 percent	9,369	10,260
20 to 24 percent	4,579	3,697
25 to 29 percent	3,308	3,104
30 to 34 percent	2,577	2,037
35 percent or more	8,758	8,130
Not computed	1,604	3,108

Subject (Selected Characteristics)	1999	2000
Lacking complete plumbing facilities	311	39,484
Lacking complete kitchen facilities	650	494
No telephone in unit	5,358	2,029
Vehicles available:		
Occupied housing units	65,858	69,819
None	8,751	8,154
one	23,642	26,871
two	23,692	24,543
three or more	9,773	10,251

Subject (House Heating Fuel)	1999	2000
Utility gas	49,633	45,982
Bottled, tank, or LP gas	1,323	1,336
Electricity	14,268	22,159
Fuel oil, Kerosene, etc.	173	42
Coal or coke	0	6
Wood	242	55
Solar energy	14	0
Other fuel	62	86
No fuel used	143	153