



## U.S. HOUSING MARKET CONDITIONS

# Summary


 U.S. Department of Housing and Urban Development  
 Office of Policy Development and Research

**Table 1. Manufactured Housing Placements and Conventional Completions: 1975 to 2001**

Year	Placements of New Manufactured Housing Units	Conventional Housing Units Completed	Manufactured Homes as Percentage of All Housing Units
1975	229	1,317	14.8
1976	250	1,377	15.4
1977	258	1,657	13.5
1978	280	1,868	13.0
1979	280	1,871	13.0
1980	234	1,502	13.5
1981	229	1,266	15.3
1982	234	1,006	18.9
1983	278	1,390	16.7
1984	288	1,652	14.8
1985	283	1,703	14.2
1986	256	1,756	12.7
1987	239	1,669	12.5
1988	224	1,530	12.8
1989	203	1,423	12.5
1990	195	1,308	13.0
1991	174	1,091	13.8
1992	212	1,158	15.5
1993	243	1,193	16.9
1994	291	1,347	17.8
1995	319	1,313	19.6
1996	338	1,413	19.3
1997	336	1,401	19.3
1998	374	1,474	20.2
1999	338	1,605	17.4
2000	281	1,574	15.2
2001	192	1,571	10.9

Note: Units in thousands.

Source: Census Bureau

[Back to Summary](#)**Table 2. Housing Stock: Occupancy and Unit Type**

Occupancy and Type of Unit	Total	Single Family		Multifamily	Manufactured Housing	Manufactured Housing as Percentage of Total
		Detached	Attached			
Total housing units	119,117	73,427	8,428	28,385	8,876	7.5
Seasonal units	3,078	1,900	167	384	626	20.3
Total year-round units	116,038	71,527	8,261	28,000	8,249	7.1
Occupied	106,261	67,129	7,305	24,610	7,219	6.8
Owner occupied	72,265	59,239	3,722	3,302	6,001	8.3
Renter occupied	33,996	7,890	3,583	21,306	1,218	3.6
Vacant	9,777	4,399	956	3,392	1,031	10.5

Notes: Units in thousands. Components may not add to totals because of rounding.

Source: 2001 AHS

[Back to Summary](#)**Table 3. Location of Manufactured Housing, 2000**

Location	Total Manufactured Homes	Manufactured Homes Within State (%)	State Share of U.S. Total Manufactured Homes (%)	Owner Occupied (%)
United States	7,384,276	7.0	NA	79.2
Alabama	269,000	15.5	3.6	80.8
Alaska	15,142	6.8	0.2	73.5
Arizona	219,350	11.5	3.0	80.8
Arkansas	148,290	14.2	2.0	75.9
California	473,193	4.1	6.4	78.9
Colorado	91,609	5.5	1.2	78.1
Connecticut	10,619	0.8	0.1	82.4
Delaware	28,520	9.5	0.4	83.1
District of Columbia	203	0.1	0.0	33.0
Florida	653,721	10.3	8.9	81.7
Georgia	342,649	11.4	4.6	74.2
Hawaii	776	0.2	0.0	70.4
Idaho	55,311	11.8	0.7	76.1
Illinois	137,139	3.0	1.9	79.0

Indiana	145,078	6.2	2.0	79.9
Iowa	55,821	4.9	0.8	83.4
Kansas	62,129	6.0	0.8	77.3
Kentucky	211,603	13.3	2.9	79.4
Louisiana	204,912	12.4	2.8	80.8
Maine	55,684	10.7	0.8	81.9
Maryland	34,408	1.7	0.5	78.4
Massachusetts	22,162	0.9	0.3	86.0
Michigan	228,306	6.0	3.1	86.1
Minnesota	74,132	3.9	1.0	87.3
Mississippi	168,520	16.1	2.3	79.8
Missouri	165,319	7.5	2.2	77.7
Montana	51,750	14.4	0.7	76.0
Nebraska	29,321	4.4	0.4	72.9
Nevada	70,259	9.4	1.0	80.3
New Hampshire	31,152	6.6	0.4	85.0
New Jersey	28,900	0.9	0.4	83.9
New Mexico	123,382	18.2	1.7	80.1
New York	171,319	2.4	2.3	79.9
North Carolina	494,555	15.8	6.7	73.7
North Dakota	21,364	8.3	0.3	86.4
Ohio	193,845	4.4	2.6	80.7
Oklahoma	128,678	9.6	1.7	78.8
Oregon	135,869	10.2	1.8	82.1
Pennsylvania	217,433	4.6	2.9	80.6
Rhode Island	4,140	1.0	0.1	81.6
South Carolina	306,312	20.0	4.1	77.7
South Dakota	30,915	10.7	0.4	81.0
Tennessee	235,666	10.6	3.2	75.6
Texas	606,443	8.2	8.2	79.3
Utah	31,698	4.5	0.4	81.6
Vermont	19,825	8.2	0.3	79.7
Virginia	160,137	5.9	2.2	76.0
Washington	187,534	8.3	2.5	80.1
West Virginia	122,232	16.6	1.7	78.8
Wisconsin	78,302	3.8	1.1	84.8
Wyoming	29,649	15.3	0.4	75.5

Note: NA = not applicable.

Source: Census Bureau—American Factfinder

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#### Table 4. Housing Units by Year Built

Year Built	All Housing Units	Manufactured Housing Units	All Housing Units (%)	Manufactured Housing Units (%)
2000-04	3,119	413	2.6	4.7
1995-99	8,883	1,687	7.5	19.0
1990-94	7,203	1,087	6.0	12.2
1985-89	8,878	887	7.5	10.0
1980-84	7,664	993	6.4	11.2
1975-79	12,009	1,302	10.1	14.7
1970-74	11,520	1,389	9.7	15.7
1960-69	15,894	845	13.3	9.5
1950-59	13,779	159	11.6	1.8
1940-49	8,284	44	7.0	0.5
1930-39	6,593	69	5.5	0.8
1920-29	5,465	NA	4.6	NA
≥1919	9,827	NA	8.2	NA
Median year	1969	1983	NA	NA

Notes: NA = not applicable. Units in thousands.

Source: 2001 AHS

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**Table 5. External Building Conditions**

External Building Conditions	All Housing Units	Manufactured Units	All Housing Units (%)	Manufactured Units (%)
Sagging roof	3,408	495	2.9	5.6
Missing roofing material	5,138	392	4.3	4.4
Hole in roof	2,610	345	2.2	3.9
Missing bricks, siding, or other outside wall material	4,077	389	3.4	4.4
Sloping outside walls	2,411	393	2.0	4.4
Boarded-up windows	1,903	247	1.6	2.8
Broken windows	5,694	714	4.8	8.0
Bars on windows	5,092	62	4.3	0.7
Foundation crumbling or has open crack or hole	3,657	192	3.1	2.2
None of the above	94,432	7,042	79.3	79.3
Not reported	2,250	180	NA	NA

Note: NA = not available. Units in thousands.

Source: 2001 AHS

[Back to Summary](#)**Table 6. Rooms, Bedrooms, and Bathrooms**

<b>Number of Rooms, Bedrooms, and Bathrooms</b>	<b>All Housing Units</b>	<b>Manufactured Housing Units</b>	<b>All Housing Units (%)</b>	<b>Manufactured Housing Units (%)</b>
Number of rooms				
1	622	11	0.5	0.1
2	1,406	72	1.2	0.8
3	10,698	421	9.0	4.7
4	23,082	3,084	19.4	34.7
5	27,896	3,231	23.4	36.4
6	24,637	1,319	20.7	14.9
7	14,710	512	12.3	5.8
8	8,450	135	7.1	1.5
9	3,899	28	3.3	0.3
≥10	3,717	63	3.1	0.7
Total	119,117	8,876	100.0	100.0
Median number of rooms	4.8	4.3	NA	NA
Number of bedrooms	1,223	44	1.0	0.5
None	14,442	577	12.1	6.5
1	34,695	4,001	29.1	45.1
2	48,350	3,819	40.6	43.0
3	20,408	435	17.1	4.9
≥4	119,118	8,876	100.0	100.0
Total				
Number of complete bathrooms	2,227	314	1.9	3.5
None	48,464	3,060	40.7	34.5
1	17,756	867	14.9	9.8
1.5	50,670	4,636	42.5	52.2
≥2	119,117	8,877	100.0	100.0
Total				

Notes: NA = not applicable. Units in thousands. Components may not add to totals because of rounding.

Source: 2001 AHS

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**Table 8. Monthly Housing Costs Among Residents**

Monthly Housing Costs (\$)	Occupied Housing Units (%)	Owner Occupied (%)	Renter Occupied (%)	Manufactured Housing (%)
≤100	1.4	1.4	1.4	4.6
100–199	7.0	8.4	4.0	16.0
200–249	5.0	6.2	2.5	8.9
250–299	4.8	5.7	2.6	5.5
300–349	4.6	5.2	3.3	6.6
350–399	4.3	4.3	4.4	6.4
400–449	4.3	3.6	5.8	7.0
450–499	4.4	3.6	6.5	6.4
500–599	9.2	6.7	14.7	11.7
600–699	8.5	5.9	14.3	7.9
700–799	7.5	5.7	11.6	5.9
800–999	11.9	10.8	14.2	7.1
1,000–1,249	9.2	10.0	7.4	2.3
1,250–1,499	6.0	7.3	3.3	1.9
≥1,500	11.9	15.4	3.8	1.8
<b>Median (\$)</b>	<b>658</b>	<b>686</b>	<b>633</b>	<b>414</b>

Source: 2001 AHS

[Back to Summary](#)**Table 9. Race and Hispanic Origin**

Race and Origin	Occupied Housing Units (%)	Owner Occupied (%)	Renter Occupied (%)	Manufactured Housing (%)
White	80.3	86.4	67.1	86.5
Non-Hispanic	74.1	81.5	58.5	83.1
Hispanic	6.1	4.9	8.7	3.4
African American	12.5	8.7	20.5	9.6
American Indian, Eskimo, and Aleut	0.6	0.4	0.9	0.7
Asian and Pacific Islander	3.1	2.5	4.5	0.4
Other	3.5	1.9	6.9	2.8
Hispanic	9.2	6.5	15.0	6.1

Source: 2001 AHS

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**Table 10. Persons per Room and Bedroom**

	<b>Occupied Housing Units (%)</b>	<b>Owner Occupied (%)</b>	<b>Renter Occupied (%)</b>	<b>Manufactured Housing (%)</b>
Persons per room				
≤0.50	69.6	73.3	61.9	64.7
0.51–1.00	27.9	25.3	33.2	31.6
1.01–1.50	2.0	1.2	3.8	3.1
≥1.51	0.5	0.2	1.1	0.6
Persons per bedroom				
≤0.50	23.0	26.5	15.6	25.6
0.51–1.00	48.8	49.7	46.9	45.4
1.01–1.50	15.2	15.9	13.8	16.6
≥1.51	12.2	7.8	21.4	12.5
No bedrooms	0.8	0.1	2.3	0.0

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**Table 11. Overall Opinion of the Structure**

<b>Overall Opinion of the Structure</b>	<b>Occupied Housing Units (%)</b>	<b>Owner Occupied (%)</b>	<b>Renter Occupied (%)</b>	<b>Manufactured Housing (%)</b>
1 (worst)	0.5	0.2	1.2	0.9
2	0.3	0.2	0.7	0.9
3	0.8	0.4	1.6	1.4
4	1.2	0.6	2.5	1.9
5	6.0	3.9	10.3	8.3
6	5.5	4.1	8.4	7.2
7	14.4	12.3	18.8	14.1
8	28.4	29.1	27.0	23.4
9	15.3	17.1	11.4	13.3
10 (best)	27.7	32.3	18.2	28.6
Median	7.8	8.0	7.2	7.7

Source: 2001 AHS

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**Table 12. Presence of Physical Problems**

Types of Physical Problems	Occupied Housing Units (%)	Owner Occupied (%)	Renter Occupied (%)	Manufactured Housing (%)
Severe	2.0	1.3	3.5	1.6
Plumbing	1.3	0.9	2.1	1.1
Heating	0.6	0.3	1.2	0.5
Electric	0.1	0.1	0.1	0.1
Upkeep	0.1	0.0	0.2	0.1
Hallways	0.0	0.0	0.0	0.0
Moderate	4.3	2.8	7.4	3.9
Plumbing	0.2	0.1	0.5	0.4
Heating	1.4	1.4	1.5	1.6
Upkeep	1.4	0.9	2.3	1.9
Hallways	0.1	0.0	0.3	0.0
Kitchen	1.4	0.5	3.3	0.2

Source: 2001 AHS

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Characteristic	Occupied Housing Units (%)	Owner Occupied (%)	Renter Occupied (%)	Manufactured Housing (%)
Median year moved	1996	1992	1999	1997
Median household income (\$)	40,305	50,505	26,848	26,556
Median housing cost burden (percentage of income)	21	18	29	18
Median mortgage debt for owner occupants (\$)	NA	69,227	NA	23,955

NA = Not applicable.

Source: 2001 AHS

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