

The Impact of Manufactured Housing on Adjacent Residential Property Values: A GIS Approach Based on Three North Carolina Counties

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Abstract

This empirical study examines the impact of manufactured housing (MH) on the values of adjacent site-built residential properties using Geographical Information Systems (GIS) and large data samples for three counties in North Carolina, USA, for the period of 1994-2000. Both property appreciation rates (AR) and property values (PV) are examined with respect to proximity to MH. While ARs are based on a simple measure of value appreciation, PVs are estimated in a linear regression based hedonic price model, which is designed to capture the contributions of structure and location attributes to property values. Results indicate that the appreciation rates slightly decreased with distance from a MH unit in Buncombe and Wake, but the reverse is true in Pitt. The statistical analyses reveal that proximity to a manufactured home influences the value of nearby site-built residential property. Estimated property values show that the further away from a manufactured home, the higher the site-built property value, other things being equal.

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