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**ARTICLES** 

## The decision to purchase a manufactured home: a nested logit model of determinants

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## Acknowledgements

I thank Donald Haurin and a few anonymous reviewers for stimulating discussions and/or insightful comments. All errors are mine.

## Notes

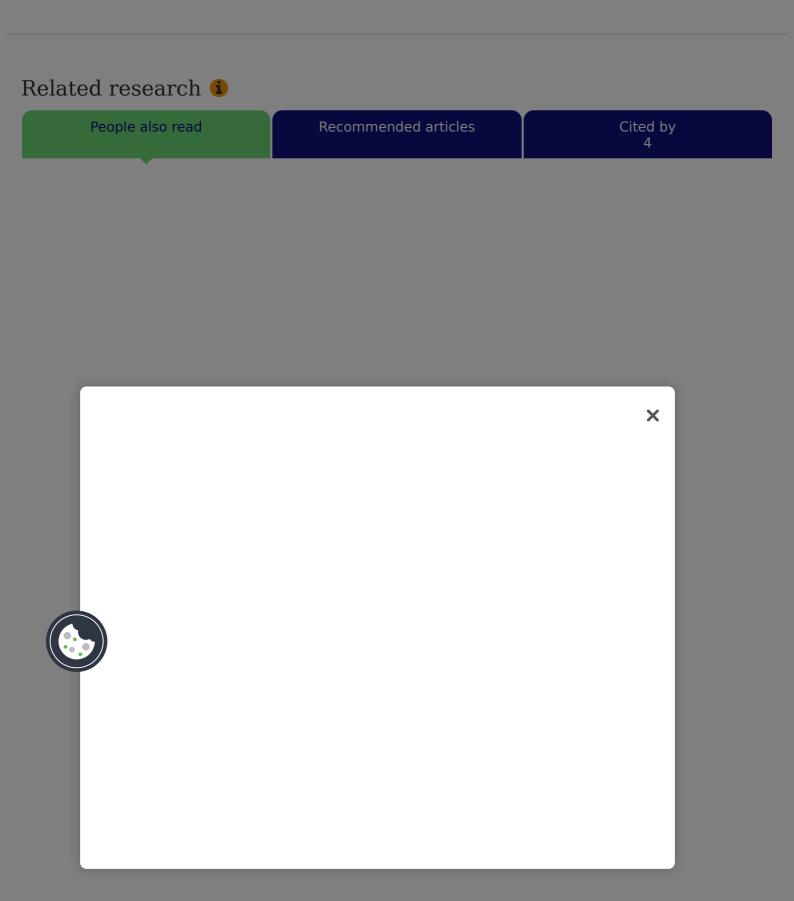
<sup>1</sup>Manufactured housing could take the following types in terms of ownership: own both the structure and land, own the structure but rent land, rent both the structure and land, and rent the structure but own land. The first two types are common, while the latter two are rare. In my study, I focus only on manufactured housing where both the structure and land are owned. Among all owner-occupied manufactured homes in my sample, rented land cases comprise 47%–56% in each AHS survey.



<sup>7</sup>Log real home value and log real yearly rent could be an alternative. When the log alternative is used instead, R-Sq improves slightly to 0.35 for owner-occupied traditional home regression and rises to 0.29 for owner-occupied manufactured home regression, while deteriorates a little to 0.24 for rental regression.

<sup>8</sup>In the actual model estimation, the log user cost (LogUCOST) is used.

<sup>9</sup>Detailed explanation can be requested from the author.



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