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






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Abstract

This paper attempts to identify the drivers behind households' decision to purchase a manufactured home rather than buy a traditional house or rent. A nested logit model is estimated using recent movers' data from the national sample of the American Housing Survey 1985–2003. Explanatory factors include both housing choice attributes and movers' characteristics. The results suggest that lowering the user cost of owning a manufactured home increases the probability of choosing that type of dwelling.

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Notes

¹Manufactured 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.

²The AHS data do not tell whether manufactured units are wheeled or nonwheeled. In some areas, if wheels are present, the manufactured homes are treated as personal property rather than real property.

³The nested logit is better than the multinomial logit because the latter might not satisfy the independence of irrelevant alternatives assumption.

⁴Brownstone and Small ([1989](#)) study a similar model applied to the arrival time patterns of commuters in the San Francisco Bay area.

⁵Only Year 2003 AHS survey is used to estimate depreciation rate. Up to the third order of property ages are included.

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⁹Detailed explanation can be requested from the author.

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