

# Statistical Brief

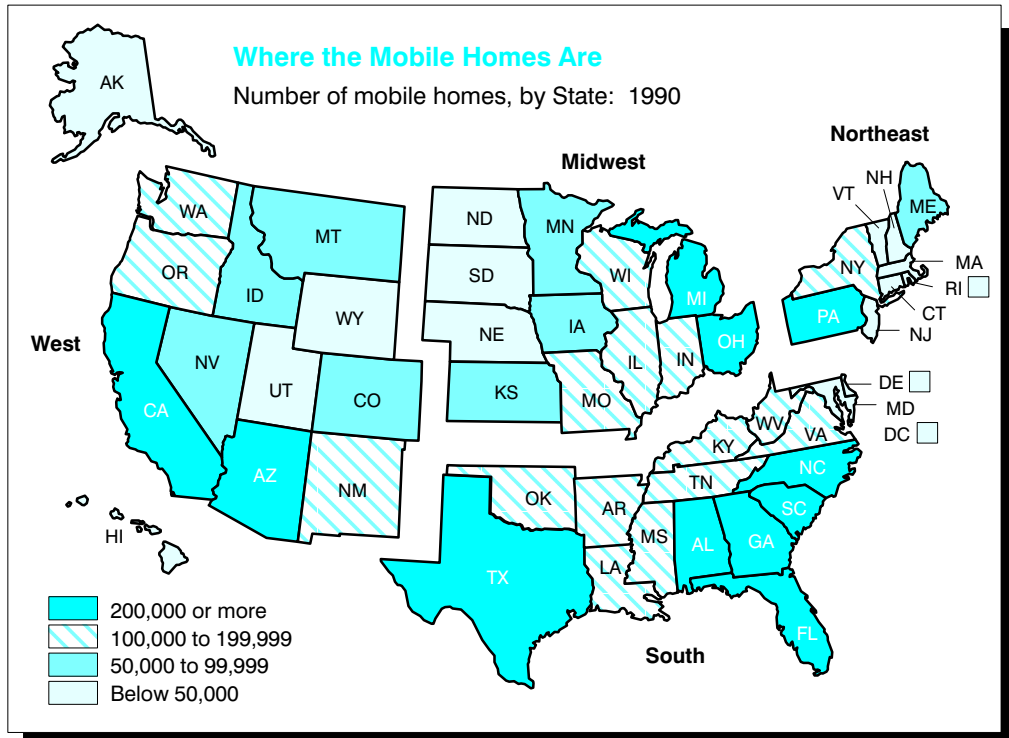
## Mobile Homes

Mobile homes seem to be sprouting up everywhere! The United States had 7.3 million in 1990, 2.7 million more than in 1980. These homes represented 7 percent of all housing units in 1990, up from 5 percent a decade earlier.

This Brief uses data collected in the Census of Population and Housing to examine the characteristics of mobile homes and their occupants in 1990 and how these characteristics had changed since 1980. Where these homes were located, their affordability, size, and age are among the topics covered, as are the age and income levels of their occupants.

### The majority of mobile homes are located in the South.

In 1990, the South contained 52 percent of the Nation's mobile



homes. Florida had more mobile homes than any other State — 762,227, or 10 percent of the national total. Five other southern States — Texas, North Carolina, Georgia, South Carolina, and Alabama — also had more than 200,000 each and ranked in the top ten nationally.

The West stood a distant second among the regions, with 22 percent of America's mobile homes. California and Arizona — both among the top 10 States numerically — contained more than half the mobile homes there.

Another 18 percent of the country's mobile homes were found in the Midwest. Michigan was the only State there in the top 10.

Mobile homes were much less common in the Northeast than elsewhere. There were only 629,134 in the entire region, fewer than there were in Florida alone. Pennsylvania, with 40 percent of the region's mobile homes, was the Northeast's lone member of the numerical top ten.

### Mobile homes comprise a relatively large share of the housing stock in many southern and western States.

In 19 States, at least one home in every ten was a mobile home; 18 of these States were located in either the South or West. Wyoming, South Carolina, and New Mexico had the Nation's highest rates — just over 16 percent of their housing units were mobile homes. Notably, Wyoming's



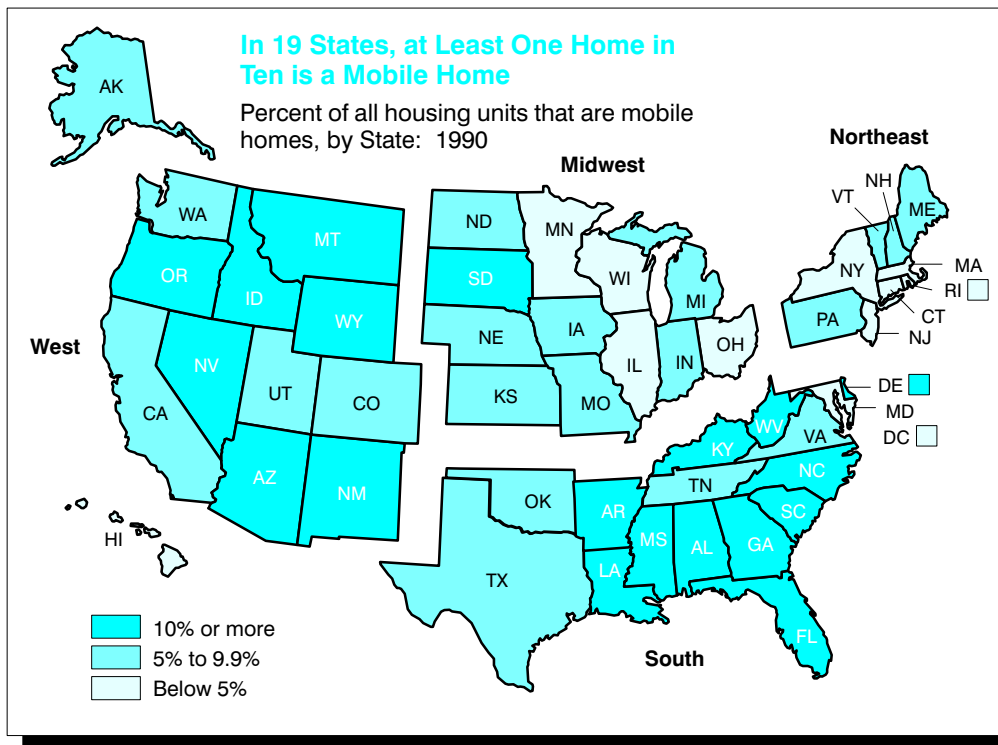
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## State and Regional Rankings by Mobile Homes: 1990 and 1980

	Mobile Homes: 1990				Mobile Homes: 1980				1980-90 Percent Change
	Number	Rank	Percent of all units	Rank	Number	Rank	Percent of all units	Rank	
<b>United States</b>	<b>7,324,154</b>		<b>7.2%</b>		<b>4,663,457</b>		<b>5.3%</b>		<b>57.1%</b>
Alabama	217,784	10	13.0%	11	124,158	11	8.5%	14	75.4%
Alaska	20,261	47	8.7%	25	16,939	45	10.4%	10	19.6%
Arizona	250,234	7	15.1%	4	148,132	8	13.3%	2	68.9%
Arkansas	129,849	23	13.0%	11	76,132	23	8.5%	14	70.6%
California	556,411	2	5.0%	38	393,240	2	4.2%	37	41.5%
Colorado	87,785	29	5.9%	34	69,661	26	5.8%	28	26.0%
Connecticut	11,722	48	0.9%	49	9,192	48	0.8%	47	27.5%
Delaware	34,726	39	12.0%	15	20,907	44	8.8%	13	66.1%
District of Columbia	79	51	0.0%	51	375	50	0.1%	50	-78.9%
Florida	762,227	1	12.5%	13	457,698	1	10.5%	8	66.5%
Georgia	297,741	5	11.3%	16	158,492	7	7.8%	20	87.9%
Hawaii	313	50	0.1%	50	184	51	0.1%	50	70.1%
Idaho	56,625	33	13.7%	8	43,409	33	11.6%	6	30.4%
Illinois	149,244	20	3.3%	43	116,005	13	2.7%	43	28.7%
Indiana	154,355	19	6.9%	29	112,172	15	5.4%	29	37.6%
Iowa	56,828	32	5.0%	38	46,521	31	4.1%	38	22.2%
Kansas	70,593	30	6.8%	31	51,480	30	5.4%	29	37.1%
Kentucky	182,110	16	12.1%	14	112,757	14	8.2%	19	61.5%
Louisiana	193,813	12	11.3%	16	110,546	17	7.1%	22	75.3%
Maine	53,153	35	9.1%	22	37,111	35	7.4%	21	43.2%
Maryland	41,820	36	2.2%	45	30,399	37	1.9%	45	37.6%
Massachusetts	24,116	45	1.0%	48	15,497	46	0.7%	48	55.6%
Michigan	246,243	8	6.4%	32	167,749	6	4.7%	35	46.8%
Minnesota	90,546	28	4.9%	40	66,265	28	4.1%	38	36.6%
Mississippi	132,655	22	13.1%	10	75,656	24	8.3%	18	75.3%
Missouri	162,007	17	7.4%	28	105,206	19	5.3%	32	54.0%
Montana	54,046	34	15.0%	5	42,665	34	13.0%	3	26.7%
Nebraska	36,762	37	5.6%	36	29,519	38	4.7%	35	24.5%
Nevada	70,551	31	13.6%	9	43,601	32	12.8%	4	61.8%
New Hampshire	34,618	40	6.9%	29	22,906	43	5.9%	26	51.1%
New Jersey	33,656	42	1.1%	46	23,766	40	0.9%	46	41.6%
New Mexico	102,947	26	16.3%	3	63,420	29	12.5%	5	62.3%
New York	192,733	13	2.7%	44	135,300	10	2.0%	44	42.4%
North Carolina	421,464	4	15.0%	5	233,345	4	10.3%	11	80.6%
North Dakota	27,415	44	9.9%	20	23,071	42	8.9%	12	18.8%
Ohio	203,842	11	4.7%	42	146,412	9	3.6%	42	39.2%
Oklahoma	127,544	24	9.1%	22	73,345	25	5.9%	26	73.9%
Oregon	133,721	21	11.2%	18	91,366	21	8.4%	16	46.4%
Pennsylvania	251,864	6	5.1%	37	176,422	5	3.8%	40	42.8%
Rhode Island	4,726	49	1.1%	46	2,694	49	0.7%	48	75.4%
South Carolina	235,863	9	16.6%	1	123,363	12	10.7%	7	91.2%
South Dakota	31,346	43	10.7%	19	23,240	41	8.4%	16	34.9%
Tennessee	183,998	15	9.1%	22	110,061	18	6.3%	25	67.2%
Texas	542,656	3	7.7%	27	300,679	3	5.4%	29	80.5%
Utah	35,245	38	5.9%	34	24,924	39	5.1%	33	41.4%
Vermont	22,546	46	8.3%	26	15,231	47	6.8%	23	48.0%
Virginia	155,429	18	6.2%	33	99,441	20	4.9%	34	56.3%
Washington	187,508	14	9.2%	21	110,833	16	6.6%	24	69.2%
West Virginia	116,003	25	14.8%	7	78,612	22	10.5%	8	47.6%
Wisconsin	100,705	27	4.9%	40	69,243	27	3.7%	41	45.4%
Wyoming	33,726	41	16.6%	1	34,115	36	18.1%	1	-1.1%
<b>Regions</b>									
Northeast	629,134	4	3.0%	4	438,119	4	2.3%	4	43.6%
Midwest	1,329,886	3	5.4%	3	956,883	3	4.2%	3	39.0%
South	3,775,761	1	10.5%	1	2,185,966	1	7.4%	1	72.7%
West	1,589,373	2	7.6%	2	1,082,489	2	6.3%	2	46.8%

In 1990, 3 States — Arizona, North Carolina, and South Carolina — made the top 10 in both number and percent of all units. On the other end of the spectrum, 6 others — Connecticut, the District of Columbia, Hawaii, Massachusetts, New Jersey, and Rhode Island — were ranked in the bottom ten in both categories.



were \$457 for mortgaged mobile home owners and \$189 for those without a mortgage. Owners of specified units paid more — \$736 and \$209, respectively.

The difference in owner's median home values was even more dramatic — \$18,300 for mobile homes, \$77,900 for specified units.

**Mobile homes have younger householders.**

standing comes despite the fact its count of mobile homes remained basically unchanged between 1980 and 1990.

Most of these 19 States had something else in common too — all but Delaware and Nevada had a 1989 median household income below the national median. More on income later.

**Mobile homes are the fastest-growing type of housing.**

As mentioned earlier, the number of mobile homes climbed an astounding 57 percent during the 1980's; in contrast, one-family houses and units in multiunit structures saw their numbers grow just 13 percent and 11 percent, respectively, over the same period.

Regionally, the South experienced the greatest growth in the number of mobile homes (73 percent). It's not surprising, then, that the four States with the most explosive growth — South Carolina (91 percent), Georgia (88 percent), North

Carolina (81 percent), and Texas (81 percent) — were located there. (These growth rates exclude the 3 States with fewer than 10,000 mobile homes.)

**Mobile homes have a very high homeownership rate.**

Slightly more than 80 percent of mobile home householders owned their home in 1990; only 64 percent of all householders were owners. Most of these mobile home owners owned their home free and clear (53 percent). The same was true for only 35 percent of owners of specified units (single-family homes on a property of less than 10 acres that do not have a business or commercial establishment on their property).

**Mobile homes are more affordable than one-family houses.**

Selected monthly owner costs include mortgage payments, real estate taxes, property insurance, utilities and fuels, and mobile home site rent and license fees. These median costs

Mobile home householders were more likely than all householders to be under 35 years of age (33 percent compared with 27 percent). Why? Younger householders usually have lower incomes and, as mentioned earlier, mobile homes are generally more affordable than other types of housing.

It appears many very young homeowners (i.e., those under age 25) use mobile homes as starter homes — nearly one-third of owners this age, but just 8 percent of owners in all age groups — lived in mobile homes.

**Mobile home households have lower-than-average incomes.**

Mobile home households had a 1989 median income of \$19,925; the corresponding figure for all households was \$29,642. But due to their lower home values and owner costs, mobile home owners paid about the same median percentage of their income for housing as owners of specified units (18 percent).

Incidentally, mobile home residents saw their income slip further below average during the 1980's (see graph below). While median income (1989 dollars) rose 6 percent for all households, it fell slightly for mobile home households during the period.

**Mobile homes contain fewer rooms and fewer people.**

Mobile homes had a median of 4.3 rooms in 1990; the median for all units was 5.2. Not only were mobile homes smaller, they contained fewer people. The average mobile home household had 2.46 people,

lower than the average of 2.63 in all households. The respective 1980 figures were higher — 2.64 and 2.75.

**Mobile homes are often used as recreational housing.**

About 600,000 mobile homes (8 percent) were reported as being vacant for seasonal, recreational, or occasional use. Mobile homes comprised nearly 20 percent of vacant units of this type.

**Mobile homes are newer.**

As the graph to the left shows, mobile homes were nearly twice as likely as all housing units to have been built since 1980 (37 percent compared with 21 percent). And more than 3 in every 4 mobile homes had been built since 1970; the corresponding figure for all units was 42 percent.

**More information:**

Detailed data on mobile homes and their occupants (by State and metropolitan area) are available from *Subject Summary Tape File 10 (Mobile Homes)*. SSTF 10 now comes on computer tape. It will soon be available on CD-ROM. Call Customer Services (301-763-4100) for more information on 1990 census products.

**Contacts:**

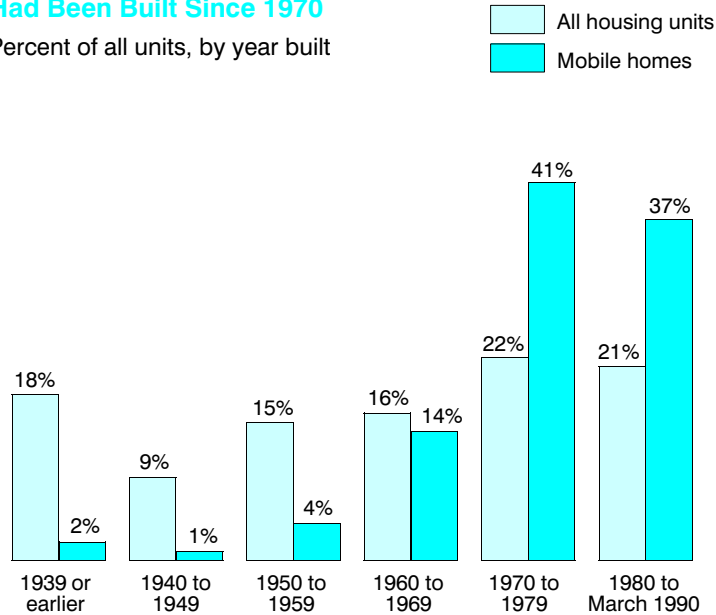
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*This Brief is one of a series that presents information of current interest. It examines data from the 1990 Census and previous censuses. A complete description of statistical quality and limitations is included in the SSTF 10 technical documentation.*

**More Than 3 in Every 4 Mobile Homes Had Been Built Since 1970**

Percent of all units, by year built



Note: Figures do not add to 100 due to rounding.

**Income of Mobile Home Residents Slips Further Below Average**

Median household income: 1979 and 1989 (Constant 1989 dollars)

