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Home Repair Costs 2025: Updated Estimates and New Measures of Cooling Needs

COMMUNITY DEVELOPMENT & REGIONAL OUTREACH

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Key Findings

- The total estimated cost of needed repairs to occupied housing units was $198.4 billion in 2024. Repair needs were concentrated among lower-income households,[1] which made up 29.0 percent of occupied units but accounted for 37.6 percent ($74.6 billion) of aggregate estimated repair costs.
- The costs of common structural repairs (involving doors, windows, walls, roofs, floors, and foundations) increased substantially in real terms from 2022–2024.
- Measures of cooling needs in response to reports of uncomfortably hot indoor temperatures are new for this update. Roughly one-in-17 households reported cooling needs, with an average estimated repair cost of $2,170.
- Compared with households with only noncooling repair needs, households with cooling needs are more likely to have lower incomes, to rent, to live in multifamily structures, and to reside in the South and West regions.

[1] Defined as households with incomes below 200 percent of the federal poverty level (henceforth, poverty).

Introduction

Preserving and maintaining an aging housing stock — the primary source of workforce-affordable rental and homeownership opportunities in many communities — is critical for meeting the nation's housing needs. For many homeowners and small-scale landlords, the condition of this stock is also central to their ability to build wealth and attain economic security. To inform efforts to address housing quality concerns, particularly policies and programs intended to assist financially constrained property owners, this brief updates estimates of the prevalence and costs of repair needs in occupied housing units.[2]

Using the most recent available data, the total cost of addressing housing quality issues in occupied units nationwide is estimated at $198.4 billion in 2024. These repair needs range in scale from addressing standard wear-and-tear to major structural interventions. Of particular concern is the $74.6 billion of this total associated with repair needs reported by lower-income households, for whom housing quality issues tend to be more severe and persistent (Divringi 2023). This update is also the first to incorporate newly available data on cooling needs in response to excessive indoor heat, which has emerged as a significant and growing public health concern (Kenny, et al. 2024).

Data and Methods

As in previous reports, the analysis presented here relies on unit-level data on housing problems reported in the American Housing Survey (AHS) Public Use File (PUF). At time of this writing, the most recent available AHS PUF was for survey year 2023. This is paired with a custom data set from the construction cost estimation firm Gordian, which used its RSMeans database to provide cost estimates for repair scenarios based on the problems reported in the AHS and available context variables (e.g., unit size, foundation type, heating equipment, etc.). These estimates are based on 2024 costs for residential contractors and include materials, labor, equipment, and overhead. Cost estimates are assigned for each housing problem reported in a unit, accounting for potential overlaps in repair needs (e.g., a household reporting both missing roofing materials and a leak originating from the roof), rolled up to the unit level, then aggregated to national estimates using survey weights.

While this approach to estimating repair costs is broadly consistent with previous reports, this update incorporates some minor adjustments to the original cost estimation methodology[3] and includes new repair scenarios addressing excessive indoor heat (cooling needs). These scenarios were developed in response to the addition of new survey questions to the 2023 AHS regarding units that were reported as being uncomfortably hot for 24 hours or more, in combination with context variables describing the presence and type of air conditioning equipment. These new scenarios enable this update to capture, for the first time, the costs of addressing potentially health-threatening indoor heat conditions.[4]

While this analysis makes full use of the most detailed data available on the physical condition of the national housing stock, it has some important limitations. First, measures of repair needs and costs were limited to the housing problems captured in the AHS questionnaire, which is extensive but not exhaustive.[5] Relatedly, since most questions related to housing problems were only asked of occupied units, estimates of repair needs in vacant units are not provided.[6] Many questions regarding

[2] Previous estimates were published in 2019 and 2023. Owing to changes in data availability and adjustments to estimation methodology, repair costs reported in this brief are not directly comparable with previously published estimates. These publications are available at https://www.philadelphiafed.org/community-development/housing-and-neighborhoods/updated-estimates-of-home-repairs-needs-and-costs-and-spotlight-on-weatherization-assistance.

[3] Specifically, improved consistency in the application of debris hauling expenses and equipment scaling assumptions.

[4] The updated repair cost estimation methodology and detailed repair scenarios are provided in the online appendix: https://www.philadelphiafed.org/community-development/housing-and-neighborhoods/home-repair-costs-2025.

[5] For example, the AHS housing problems questionnaire does not include items related to lead paint, indoor air quality, or water contamination, as these are unlikely to be directly observable to residents.

[6] Based on the 2023 AHS, there are 145.3 million housing units. Of these, 1.7 million are classified as "usual residence elsewhere" and another 10.4 million are classified as "vacant." Both are excluded from this analysis. Additionally, roughly 81,000 occupied units categorized as "Boat, RV, van, etc." are omitted. This represents a total of 12.2 million excluded units, or 8.4 percent of the total housing stock.

structural issues are also not asked of households in multifamily units, resulting in underestimates of repair needs in these buildings. Additionally, the AHS provides very limited information on the magnitude of reported housing problems and associated building materials. As a result, repair scenarios are based on assumptions of average-cost interventions developed in collaboration with Gordian consultants. Last, repair costs estimates are sensitive to the input costs of labor and materials, which have been notably volatile in recent years (Gordian 2025). Recent analyses have highlighted these and other limitations associated with AHS-based assessments of housing quality (Marrs, et al. 2025, Robinson and Swanstrom 2024, Chu, et al. 2022). Given these constraints, the estimates presented in this brief are best interpreted as conservative measures of the costs of addressing repair needs reported by AHS respondents.

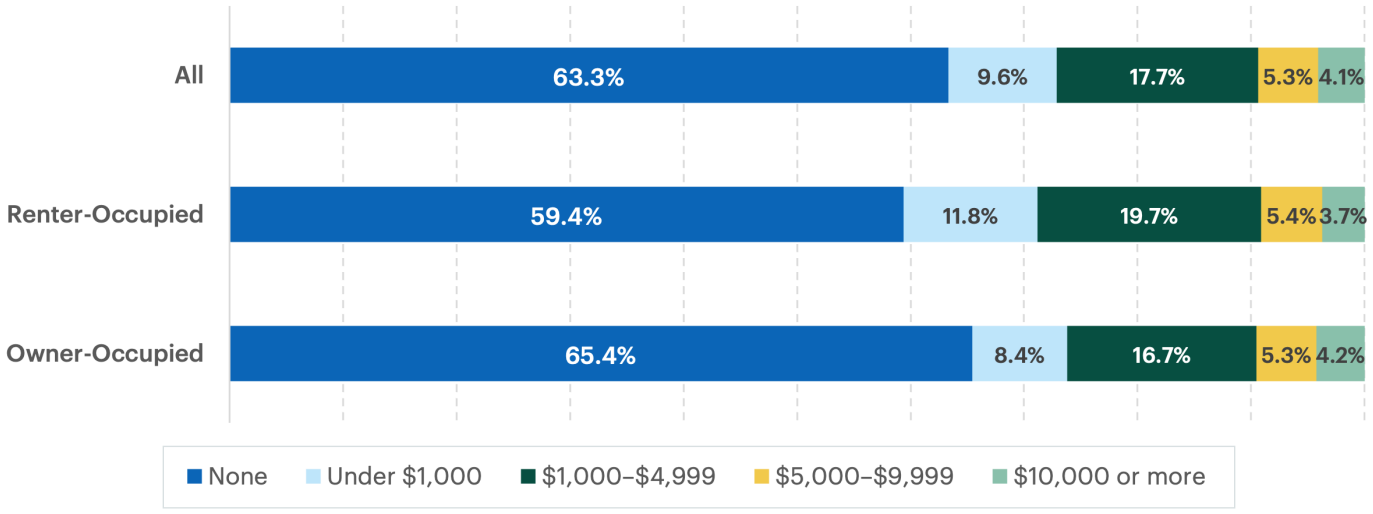
Overview

More than one-third (36.7 percent) of households in the 2023 AHS, nearly 49 million in total, reported having at least one repair need (Figure 1). This share was higher among renters (40.6 percent) than homeowners (34.6 percent).[7] This tenure disparity is more pronounced than observed in prior survey years, largely driven by the addition of questions addressing cooling needs to the 2023 AHS housing problems questionnaire (discussed further under Households with Cooling Needs).

The aggregate estimated cost of addressing repair needs in occupied units totaled $198.4 billion in 2024 dollars. Repair needs were concentrated among households with incomes below 200 percent of poverty, which made up 29.0 percent of occupied units but accounted for 37.6 percent ($74.6 billion) of aggregate costs. Among households with repair needs, nearly three-quarters had relatively modest repair costs estimated at less than $5,000. However, these costs may still be financially burdensome for many property owners. While repair needs costing $10,000 or more were less common (4.1 percent), this figure translates to 5.4 million households nationwide.

While the AHS captures a snapshot of repair needs at the time of the survey, the condition of the housing stock is dynamic, with units continuously aging and owners investing in ongoing maintenance and improvements.

FIGURE 1 Distribution of Occupied Units by Estimated Repair Cost and Tenure, 2024



Source: Author's analysis of 2023 AHS Public Used File (PUF) and 2024 RSMeans data from Gordian.

[7] All differences in repair prevalences and costs discussed in the body of this brief were statistically significant at the p<0.10 level.

In addition to disproportionately living in older, repair-prone homes (Divringi, Wallace, et al. 2019), lower-income households, particularly those below 100 percent of poverty, are more likely to have persistent repair needs over time (Divringi 2023). Lower-income homeowners, who dedicate a disproportionate share of their income to maintenance and repairs (Joint Center for Housing Studies 2025), often have difficulty accessing home improvement financing (Carlin and Divringi 2018). Many resort to deferring costly repairs when they are unable to pay for them out of pocket (Marrs, et al. 2025). Additionally, renters in lower-cost units report greater difficulty getting their landlord to make repairs, compared with those paying higher rents (Brevoort et al. 2021). The concentration of repair needs among economically precarious households reflects, in part, this higher persistence of repair needs in their homes.

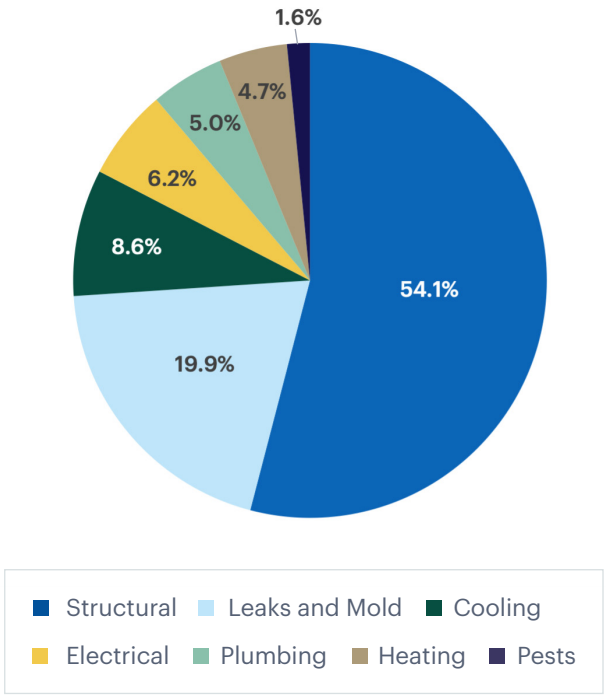
Structural issues (which include repairs to doors, windows, roofs, foundations, walls, and floors) accounted for the majority (54 percent) of aggregate repair costs, followed by leaks and mold, which represented another one-fifth (Figure 2).[8] Newly captured cooling needs were roughly 9 percent of aggregate costs. While this represents a relatively small share of the total, it exceeds the aggregate costs of each of the remaining repair categories.

Leaks and mold and structural issues were also the most common housing problems, with nearly one-in-six households reporting repair needs in these categories (Table 1). Although these repair needs were similarly prevalent, structural repairs were much more costly to address, as illustrated in Figure 2. Other repair categories were notably less common, reported in between one-in-17 and one-in-25 occupied housing units.

Consistent with previous analyses, there were notable disparities in exposure to housing quality issues. Estimates of the prevalence and cost of repair needs are broken out by demographic, socioeconomic, and unit characteristics in the Appendix. Households with incomes below 200 percent of poverty; where the householder is Black, Hispanic or Latino, or multiracial; and that are headed by single parents were more likely than households overall

FIGURE 2

Repair Category as a Share of Aggregate Repair Cost, 2024



Source: Author's analysis of 2023 AHS PUF and 2024 RSMeans data from Gordian.

TABLE 1

Repair Category by Prevalence

	Share of Households Reporting
Leaks and Mold	15.7%
Structural	15.6%
Cooling	5.9%
Electrical	5.8%
Heating	5.6%
Pests	4.3%
Plumbing	4.1%

Source: Author's analysis of 2023 AHS PUF. Includes all occupied housing units. Households may report repair needs in more than one repair category.

[8] Repair categories correspond to the categories used in the AHS "Housing Problems" module.

to report repair needs. Poor households, Native American householders, and family households headed by single women had notably high average estimated repair costs.

These findings align with well-documented disparities in broader housing insecurity (DeLuca and Rosen 2022, Pindus, et al. 2017), for which poor housing conditions can be both a cause (e.g., a forced move in response to acute housing inadequacy) and an outcome (e.g., resorting to low-quality units when other options are unattainable) (Desmond, Gershenson and Kiviat 2015, Bartram 2023). Even accounting for income, the persistent racial wealth gap translates to diminished liquid assets for households of color (U.S. Department of Treasury 2023), increasing their vulnerability to expense shocks resulting from major repair needs. Additionally, modest-income homeowners of color face particularly high denial rates for home equity financing (Conklin, Gerardi and Lambie-Hansen 2025).

The extent of housing disrepair also varied by unit characteristics and location. The older the unit, the more likely it was to have at least one housing problem, and the higher the estimated cost of repairs. Repair needs were also more common and costly among manufactured homes. Households living in nonmetropolitan areas, which are predominantly rural communities, also had relatively high average estimated costs of repair, exceeding $5,000. This reflects nonmetropolitan areas' larger homes and higher concentration of manufactured housing, as well as unique land tenure issues that can impede access to home equity financing and repair assistance (Housing Assistance Council 2023). Additional estimates for select metropolitan statistical areas, census regions, and nonmetropolitan areas are provided in the full data appendix to this update.[9]

Changes in Repair Needs

With the addition of a new category of repair needs in the 2023 AHS, it makes little sense to directly compare 2022 and 2024 estimated repair costs in aggregate. Instead, to examine the underlying drivers of aggregate change, Table 2 compares repair categories captured in both the 2021 and 2023 surveys. Omitting cooling needs, aggregate estimated repair costs would have been $181.2 billion in 2024, a nominal increase of $30.8 billion over the 2022 estimate.[10] In inflation-adjusted terms, this represents a 13.3 percent increase in aggregate costs (U.S. Bureau of Economic Analysis 2025). This is driven by an increase in the number of households with repair needs and increases in the average costs of addressing repair needs. From 2021 to 2023, the number of households with noncooling repair needs grew by 1.4 million, or 3.3 percent. Notably, this is a smaller rate of increase than households overall, which grew 3.7 percent over the same period. This indicates that, despite growth in the overall number of households with noncooling repair needs, the share of households reporting these repair needs decreased slightly across survey years.

[9] Available at https://www.philadelphiafed.org/community-development/housing-and-neighborhoods/home-repair-costs-2025. Estimates at the metropolitan area level are provided for the Atlanta, Boston, Chicago, Cincinnati, Cleveland, Dallas, Denver, Detroit, Houston, Los Angeles, Miami, Milwaukee, New Orleans, New York City, Philadelphia, Phoenix, Riverside, San Francisco, Seattle, and Washington D.C. areas. Estimates for nonmetropolitan areas are provided at the Census Region level.

[10] Estimates based on the 2021 AHS using the 2022 RSMeans data have been updated to reflect the methodological changes to noncooling repair costs introduced in this update. Accordingly, these may differ slightly from previously published estimates. Incorporating the methodology updates introduced in this brief, the revised estimate of aggregated repair costs in 2022 is $150.4 billion in 2022 dollars.

TABLE 2

Change in Average Cost and Number of Households Reporting Noncooling Repair Needs, 2022–2024

	Number of Households (Millions)			Average Cost (Nominal Dollars)		
	2021	2023	Change	2022	2024	Change
Leaks and Mold	20.1	20.9	**4.3%**	$1,785	$1,885	**5.6%**
Structural	20.4	20.7	1.7%	$4,269	$5,179	**21.3%**
Electrical	7.2	7.7	**6.6%**	$1,344	$1,595	**18.7%**
Heating	6.7	7.4	**10.7%**	$1,066	$1,249	**17.2%**
Pests	5.3	5.7	**7.9%**	$540	$539	-0.1%
Plumbing	5.7	5.4	-5.4%	$1,400	$1,841	**31.5%**
Total, Excluding Cooling	44.6	46.0	**3.3%**	$3,375	$3,937	**16.7%**

Source: Author's analysis of 2021 and 2023 AHS PUF and 2022 and 2024 RSMeans data from Gordian. Nominal dollar values are used for each year. Bolded figures denote a statistically significant change at the p<0.10 level.

As Table 2 makes clear, increases in the average costs of noncooling repairs generally outpaced growth in the number of households with these repair needs and were the primary drivers of the overall increase in aggregate estimated costs. At 16.7 percent, the overall nominal increase in total repair costs significantly exceeded the rate of inflation, which was 6.4 percent during this period (U.S. Bureau of Economic Analysis 2005).[11] Particularly notable is the over 20 percent nominal increase in the average costs of structural repairs, which were already the costliest repair category in 2022. However, not all costs trended in the same direction; adjusted for inflation, the cost of repairs for leaks and mold declined slightly, and the average cost of addressing pest infestations was flat in nominal terms.

Households with Cooling Needs

Of the 48.8 million households with repair needs, 7.9 million reported at least one cooling-related issue, with an average estimated cost of $2,170. Roughly two-thirds of these 7.9 million households had other, noncooling repair needs as well, while the remaining 2.8 million reported only cooling-related issues. These 2.8 million households would not have been captured in previous estimates of the prevalence of repair need.

Table 3 sheds light on the characteristics of households with newly captured cooling needs and how they differ from households with only noncooling repair needs. One of the starkest differences is in tenure; renters were substantially overrepresented (+12.7 percent) among households that experienced extended periods of uncomfortable heat in their homes, relative to households with noncooling repair needs. This aligns with the higher share of households in small and large multifamily buildings with cooling needs (+3.6 percent and +5.5 percent, respectively), as these structures are overwhelmingly renter-occupied. Households in the warmer climates of the

[11] Average costs within categories reflect both changes to the costs of repair interventions and changes in the composition of repair needs within each category. Of the 80 noncooling repair scenarios included in the analysis, 72 had higher nominal costs in 2024 compared with 2022, with a median increase of 10.7 percent. This indicates that increases in the costs of most repair interventions outpaced overall inflation.

TABLE 3

Comparison of Characteristics of Households with Cooling Needs vs. Households with Only Noncooling Repair Needs

	Households with Only Noncooling Repair Needs	Households with Cooling Repair Needs	Diff.
Number of Households (Millions)	40.9	7.9	-
Tenure			
Owner-Occupied	63.5%	50.8%	**-12.7%**
Renter-Occupied	36.5%	49.2%	**12.7%**
Structure Type			
Manufactured Home	6.6%	6.2%	-0.3%
Single-Family	69.7%	60.9%	**-8.8%**
Small Multifamily (2–9 Units)	11.4%	15.0%	**3.6%**
Large Multifamily (10+ Units)	12.4%	17.9%	**5.5%**
Census Region			
Northeast	19.1%	12.8%	**-6.3%**
Midwest	22.3%	16.1%	**-6.2%**
South	36.7%	43.8%	**7.2%**
West	22.0%	27.3%	**5.3%**

Sources: Author's analysis of 2023 AHS Public Used File (PUF). Bolded figures denote a statistically significant difference between households with cooling needs and those with noncooling repair needs. at the p<0.10 level.

West and South census regions were also overrepresented among those with cooling needs.

In addition to the differences highlighted in Table 3, households with cooling needs were also less likely to be non-Hispanic White (-5.8 percent), more likely to be Black (+1.9 percent) or Hispanic or Latino (+3.6 percent), and slightly more likely to have incomes below the federal poverty level (+1.8 percent), relative to households with noncooling repair needs.

The AHS provides a simple, summary indicator of housing quality that classifies units as "adequate," "moderately inadequate," or "severely inadequate" using a narrow set of criteria.[12] Designed to identify acute housing quality issues, these criteria capture measures of upkeep, the condition of plumbing and electrical systems, and the functioning of heating equipment.[13] In the 2023 AHS, 1.6 million occupied units (1.2 percent) were classified as "severely inadequate." While this indicator was created before the inclusion of cooling problems in the AHS

[12] This variable, ADEQUACY, is commonly used in reports on housing quality, including the U.S. Department of Housing and Urban Development's Worst Case Housing Needs series. See www.huduser.gov/portal/AFWCN.html.

[13] See page 14 of the 2023 AHS "Subject Definition" documentation for details, available at www.census.gov/programs-surveys/ahs/tech-documentation/def-errors-changes.html.

questionnaire, the parallel design of the survey questions addressing heating and cooling problems makes it possible to estimate the number of additional households that would fall into the category of "severely inadequate" if the heating criteria were similarly applied to cooling needs.[14] Incorporating parallel criteria for cooling needs would result in over 860,000 additional units being classified as "severely inadequate," a 52 percent increase over the number captured under the existing definition.

Summary

Despite historic levels of private investment in residential building improvements in the years following the COVID-19 pandemic (Joint Center for Housing Studies 2025), housing quality issues remain common, particularly in the aging housing stock. While repair needs have not necessarily become more prevalent, addressing these needs has become substantially more costly, putting additional strain on property owners. The addition of cooling needs to the 2023 AHS has improved the survey's coverage of housing quality issues, particularly for renters and households in multifamily buildings, whose repair needs were likely understated in previous publications. Repair needs remain more common and more extensive for lower-income households and households with children, who are likely to be particularly vulnerable to the harmful health effects of poor housing (Holden, et al. 2023). For many of these households, poor housing conditions overlap with affordability challenges and heightened risks of residential insecurity (Government Accountability Office 2020, Desmond, Gershenson and Kiviat 2015, Van Zandt and Rohe 2011). The persistence of housing quality disparities points to the need for continued attention to conditions in the housing stock occupied by vulnerable households, including homeowners and renters.

[14] A unit meets the criteria for "severely inadequate" if it was uncomfortably cold for at least 24 hours the previous winter owing to heating equipment breakdowns, with at least three such breakdowns lasting six hours or longer during that period. The comparable scenario used here for cooling needs is a unit that was uncomfortably hot for 24 hours or more owing to cooling equipment breakdowns, with at least three cooling equipment breakdowns lasting six hours or longer. The definition of "moderately inadequate" is not straightforwardly adaptable to the cooling problems questionnaire.

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Appendix

Appendix Table 1. National Repair Cost Estimates by Unit and Household Characteristics, 2024

	Percent with Repair Needs	Number with Repair Needs (Millions)	Repair Costs		
			Aggregate (Billions)	Median	Average
All Occupied Units	36.7%	48.8	$198.4	$1,906	$4,062
Tenure					
Owner-Occupied	**34.6%**	30.0	$128.2	**$2,031**	**$4,274**
Renter-Occupied	**40.6%**	18.8	$70.1	$1,848	**$3,725**
Ratio of Income to Poverty Level					
Less than 100%	**42.1%**	7.5	$36.8	**$2,230**	**$4,920**
100%–199%	**40.7%**	8.5	$37.8	**$2,288**	**$4,458**
200% or Above	**34.8%**	32.9	$123.8	$1,888	**$3,765**
Race/Ethnicity of Householder					
Asian or Pacific Islander	**34.0%**	2.5	$7.8	**$1,710**	**$3,043**
Black or African American	**41.4%**	7.4	$32.9	**$2,074**	**$4,442**
Hispanic or Latino (Any Race)	**39.5%**	7.8	$32.3	**$2,051**	$4,148
Native American	43.8%	0.4	$2.5	$2,871	**$5,872**
White	**34.9%**	29.7	$119.1	$1,888	$4,011
Other/Two or More Races	**49.2%**	1.0	$3.9	$2,244	$3,935
Household Type					
Married Couple	**34.0%**	21.5	$86.9	$1,888	$4,049
With Children	**38.3%**	9.5	$38.7	$1,927	$4,081
Single Female Householder	**40.1%**	16.2	$66.0	$1,975	$4,081
With Children	**46.4%**	3.9	$17.8	**$2,228**	**$4,614**
Single Male Householder	37.7%	11.2	$45.5	$1,927	$4,059
With Children	**45.0%**	1.6	$6.8	**$2,313**	$4,340
Structure Type					
Manufactured Home	**44.3%**	3.2	$16.1	**$2,839**	**$5,076**
Single-Family	**35.7%**	33.3	$149.3	**$2,151**	**$4,478**
Small Multifamily (2–9 Units)	**39.4%**	5.8	$16.3	**$1,621**	**$2,796**
Large Multifamily (10+ Units)	36.5%	6.5	$16.6	**$1,570**	**$2,564**
Year Built					
1939 or Earlier	**48.5%**	7.9	$38.0	**$2,427**	**$4,820**
1940–1969	**41.3%**	13.0	$57.9	**$2,133**	**$4,445**
1970–1999	**35.8%**	18.8	$72.6	$1,888	**$3,859**
2000 or Later	**27.8%**	9.1	$29.8	**$1,734**	**$3,276**
Location					
Metropolitan Area	36.3%	41.4	$160.7	$1,888	**$3,880**
Nonmetropolitan Area	**38.7%**	7.4	$37.6	**$2,838**	**$5,082**
Census Region					
Northeast	**37.9%**	8.8	$32.8	**$1,751**	**$3,716**
Midwest	36.1%	10.4	$41.9	$1,888	$4,033
South	36.0%	18.5	$80.4	**$2,020**	**$4,355**
West	37.4%	11.2	$43.2	$1,967	**$3,877**

Appendix

Appendix Table 2. National Repair Cost Estimates in Owner-Occupied Units by Unit and Household Characteristics, 2024

	Percent with Repair Needs	Number with Repair Needs (Millions)	Repair Costs		
			Aggregate (Billions)	Median	Average
All Owner-Occupied Units	34.6%	30.0	$128.2	$2,031	$4,274
Ratio of Income to Poverty Level					
Less than 100%	**40.0%**	3.1	$18.3	**$2,907**	**$5,886**
100%–199%	**38.3%**	4.1	$20.2	**$2,753**	**$4,958**
200% or Above	**33.4%**	22.8	$89.7	**$1,888**	**$3,932**
Race/Ethnicity of Householder					
Asian or Pacific Islander	**32.2%**	1.5	$4.8	**$1,734**	**$3,228**
Black or African American	**39.3%**	3.2	$15.9	$2,386	**$4,923**
Hispanic or Latino (Any Race)	**36.3%**	3.5	$16.3	**$2,414**	**$4,589**
Native American	**44.4%**	0.3	-	-	-
White	**33.5%**	21.0	$87.7	$1,948	$4,182
Other/Two or More Races	**48.1%**	0.5	$2.0	$2,285	$4,060
Household Type					
Married Couple	**32.7%**	16.7	$67.7	**$1,888**	**$4,061**
With Children	**36.9%**	7.0	$28.3	$1,927	$4,067
Single Female Householder	**38.5%**	8.0	$34.6	$2,151	$4,344
With Children	**45.8%**	1.6	$7.2	$2,195	$4,570
Single Male Householder	35.7%	5.4	$25.9	**$2,533**	**$4,831**
With Children	**40.0%**	0.7	$3.3	**$2,673**	$4,666
Structure Type					
Manufactured Home	**43.1%**	2.2	$11.9	**$3,044**	**$5,324**
Single-Family	34.3%	26.5	$113.5	$2,020	$4,277
Small Multifamily (2–9 Units)	**28.1%**	0.6	$1.3	**$1,570**	**$2,197**
Large Multifamily (10+ Units)	**29.2%**	0.6	$1.5	**$1,570**	**$2,354**
Year Built					
1939 or Earlier	**47.7%**	4.6	$23.9	**$2,962**	**$5,228**
1940–1969	**39.1%**	8.1	$36.4	$2,166	$4,506
1970–1999	**33.4%**	11.6	$47.1	$1,966	**$4,073**
2000 or Later	**26.4%**	5.8	$20.8	**$1,779**	**$3,596**
Location					
Metropolitan Area	34.0%	24.6	$100.3	**$1,906**	**$4,072**
Nonmetropolitan Area	**37.8%**	5.4	$28.0	**$3,122**	**$5,193**
Census Region					
Northeast	34.6%	5.0	$21.5	$1,888	$4,254
Midwest	34.6%	6.9	$29.7	$2,020	$4,295
South	33.6%	11.5	$50.3	$2,144	$4,381
West	**36.4%**	6.6	$26.8	$2,052	$4,079

Source: Author's analysis of 2023 AHS PUF and 2024 RSMeans data from Gordian.
Note: Medians and averages are calculated for units with estimated repair costs >$0. Repeated median values reflect the costs of common individual repairs or combinations of repairs. Hispanic and Latino householders may be of any race; all other categories are non-Hispanic. Bolded values denote a statistically significant difference from all owner-occupied units at the p<0.10 level; only calculated for share of units with repair needs, median repair cost, and average repair costs. Estimates based on fewer than 100 observations are omitted.

Appendix

Appendix Table 3. National Repair Cost Estimates in Renter-Occupied Units by Unit and Household Characteristics, 2024

	Percent with Repair Needs	Number with Repair Needs (Millions)	Repair Costs		
			Aggregate (Billions)	Median	Average
All Renter-Occupied Units	40.6%	18.8	$70.1	$1,848	$3,725
Ratio of Income to Poverty Level					
Less than 100%	**43.7%**	4.4	$18.5	$1,933	**$4,235**
100%–199%	**43.2%**	4.4	$17.6	**$2,009**	$3,995
200% or Above	**38.4%**	10.1	$34.0	**$1,734**	**$3,385**
Race/Ethnicity of Householder					
Asian or Pacific Islander	**37.0%**	1.1	$2.9	**$1,570**	**$2,782**
Black or African American	**43.2%**	4.2	$16.9	$1,906	**$4,068**
Hispanic or Latino (Any Race)	**42.7%**	4.2	$16.1	$1,857	$3,780
Native American	42.7%	0.2	-	-	-
White	**38.6%**	8.7	$31.3	**$1,780**	$3,598
Other/Two or More Races	**50.3%**	0.5	$1.9	$2,195	$3,807
Household Type					
Married Couple	39.6%	4.8	$19.2	$1,888	$4,008
With Children	42.7%	2.5	$10.4	$1,914	**$4,121**
Single Female Householder	41.9%	8.2	$31.3	$1,888	$3,826
With Children	**46.8%**	2.3	$10.6	**$2,228**	**$4,644**
Single Male Householder	39.7%	5.8	$19.6	**$1,734**	**$3,351**
With Children	**50.2%**	0.9	$3.5	$1,948	$4,072
Structure Type					
Manufactured Home	**47.6%**	0.9	$4.2	$2,408	**$4,479**
Single-Family	42.2%	6.8	$35.8	**$2,424**	**$5,263**
Small Multifamily (2–9 Units)	41.2%	5.3	$15.0	**$1,713**	**$2,863**
Large Multifamily (10+ Units)	**37.5%**	5.8	$15.1	**$1,570**	**$2,587**
Year Built					
1939 or Earlier	**49.5%**	3.3	$14.1	**$2,047**	**$4,259**
1940–1969	**45.6%**	4.9	$21.5	**$2,012**	**$4,346**
1970–1999	40.4%	7.3	$25.5	$1,780	$3,517
2000 or Later	**30.5%**	3.3	$9.0	**$1,570**	**$2,716**
Location					
Metropolitan Area	40.5%	16.8	$60.5	$1,809	$3,598
Nonmetropolitan Area	41.4%	2.0	$9.6	**$2,228**	**$4,785**
Census Region					
Northeast	**43.6%**	3.8	$11.3	**$1,734**	**$2,997**
Midwest	39.7%	3.5	$12.2	$1,734	$3,513
South	40.8%	7.0	$30.2	$1,909	$4,313
West	**38.8%**	4.6	$16.4	$1,888	**$3,588**

Source: Author's analysis of 2023 AHS PUF and 2024 RSMeans data from Gordian.
Note: Medians and averages are calculated for units with estimated repair costs >$0. Repeated median values reflect the costs of common individual repairs or combinations of repairs. Hispanic and Latino householders may be of any race; all other categories are non-Hispanic. Bolded values denote a statistically significant difference from all renter-occupied units at the p<0.10 level; only calculated for share of units with repair needs, median repair cost, and average repair costs. Estimates based on fewer than 100 observations are omitted.