

Tiny House Statistics: Market & Trends (2024)

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Posted by [Tony Mariotti](#) on Wednesday, January 24, 2024 at 8:03 PM [2 Comments](#)

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Interest in tiny homes is rising, especially among those concerned about the environmental impact of home construction and housing affordability in the United States. The desire to downsize and simplify one's life appeals to many Americans who want to spend less money on a home and minimize their environmental footprint.

We take a deep dive into what a tiny house is, its characteristics, who buys them, and more. Here's a summary of the topics that will follow:

- [Tiny House Trends](#)
- [How Much Do Tiny Houses Cost?](#)
- [Who Lives in Tiny Homes?](#)
- [Pros & Cons of Living in Tiny Houses](#)

Key Tiny House Facts

- The average size of tiny homes is **225 square feet, 10x smaller than the average home.**
- Tiny homes currently account for **0.36%** of the total residential listings in the U.S.
- There are about **10,000** tiny homes in the United States.
- The average price of a tiny home is **\$67,000**, which is **87% cheaper** than the average price of a normal-sized house.
- Tiny homes cost **38%** more per square foot than full-sized homes.



How Big Are Tiny Homes?

Before we dive deeper into tiny home statistics, we must consider the question, what is a tiny home? And just how small does a house have to be to be considered 'tiny'? There's no widely agreed-upon size to consider a home 'tiny,' but we have some excellent points for reference.

The International Residence Code, Appendix Q defines a tiny home as a dwelling **400** square feet or less in floor area, excluding lofts. CNBC states that tiny homes are those under **600** square feet, while Quicken Loans defines a tiny home as one that is **500** square feet or less.

Most would consider a house up to **600** square feet a tiny home.

Tiny homes can be built on permanent foundations or trailers so that they may be moved from one location to another.

According to an analysis of 2,600 tiny homes by the home services platform Porch.com, the average tiny home size is **225** square feet. Data from the U.S. Census Bureau suggests that the typical home purchased in 2022 was **2,383** square feet. This indicates that the average tiny house is over **10x smaller** than a typical home.

Type of Home

Average Size (Sq.Ft.)

Tiny Home

225 Square Feet

Typical Home

1,900 Square Feet

Sources: [Porch](#), [Cencus](#)

Since many owners like the ability to move their tiny homes, it's common for folks to own a home with the maximum possible dimensions that still allows them to move it without a permit. The maximum allowable size for a tiny house on a trailer is **8.5' wide, 40' long, and 13.5' high**. Homes that match this size have a livable area of around **320 square feet**.

The Tiny Home Market

Technavio produced a market research report that indicates the worldwide tiny homes market may increase by **\$3.57 billion** from 2021 to 2026 with a compound annual growth rate of **4.45%**, with North America accounting for **59%** of the growth.

Source: [Technavio](#)

How Many Tiny Houses are There in The U.S.?

It's challenging to determine the number of tiny homes in the U.S. today. Many people who adopt the tiny living lifestyle choose to live off the grid and are unlikely to participate in polls and registries. GoDownsize, a blog about tiny living, used data from tiny home sales and constructions from certified builders to estimate that there are around **10,000** tiny homes in the U.S. today.

Tiny House Trends

All signs point to the growing popularity of tiny homes. In fact, interest in them is gaining momentum.

Tiny Home Trends & Popularity

Over half of Americans in 2020 would consider living in a tiny home, citing affordability and efficiency as the top reasons according to a survey of 2000 respondents conducted by Fidelity National subsidiary IPX1031. The survey found that 56% of Americans say that they would live in a tiny home versus only 24% who said they would not.

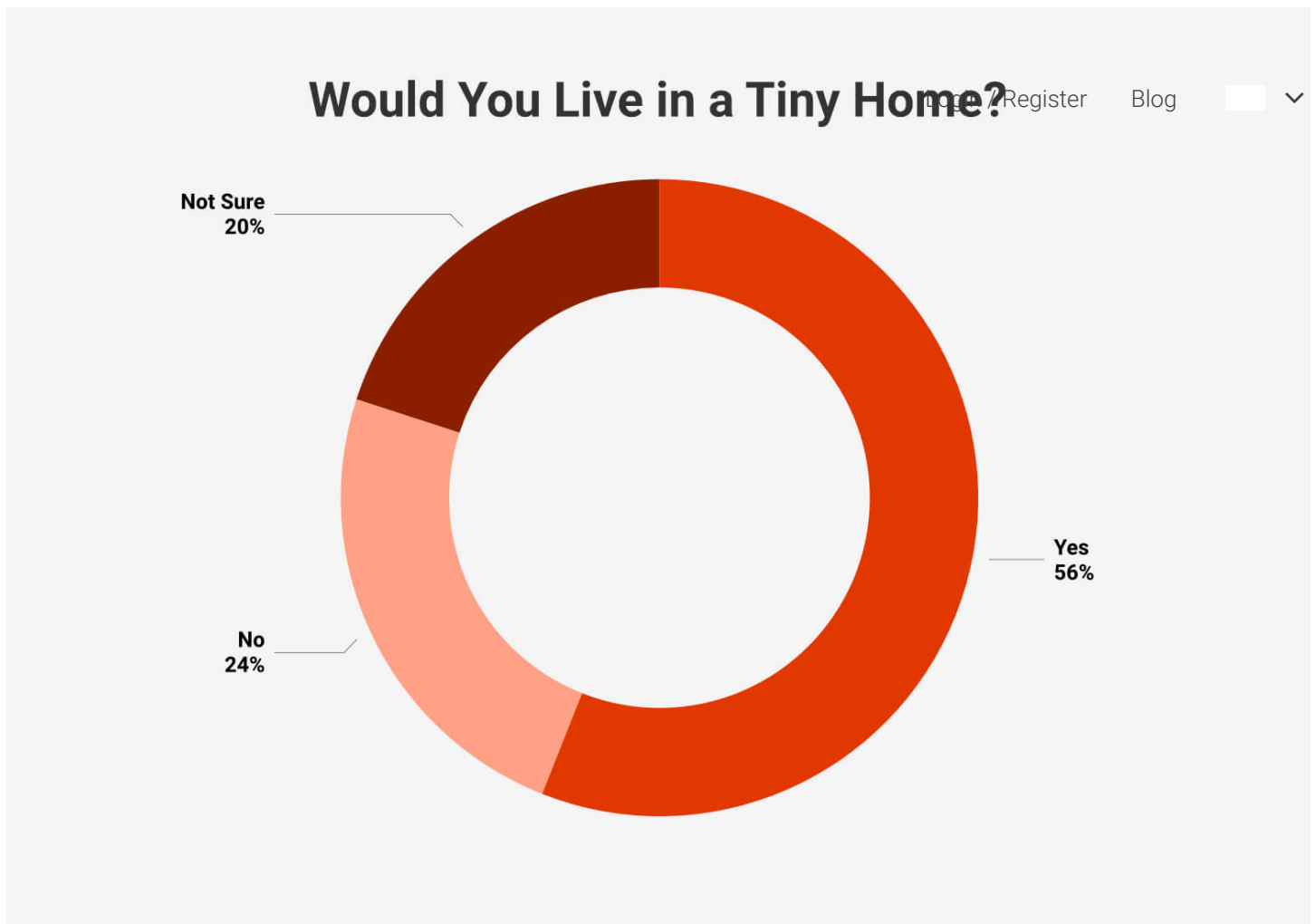


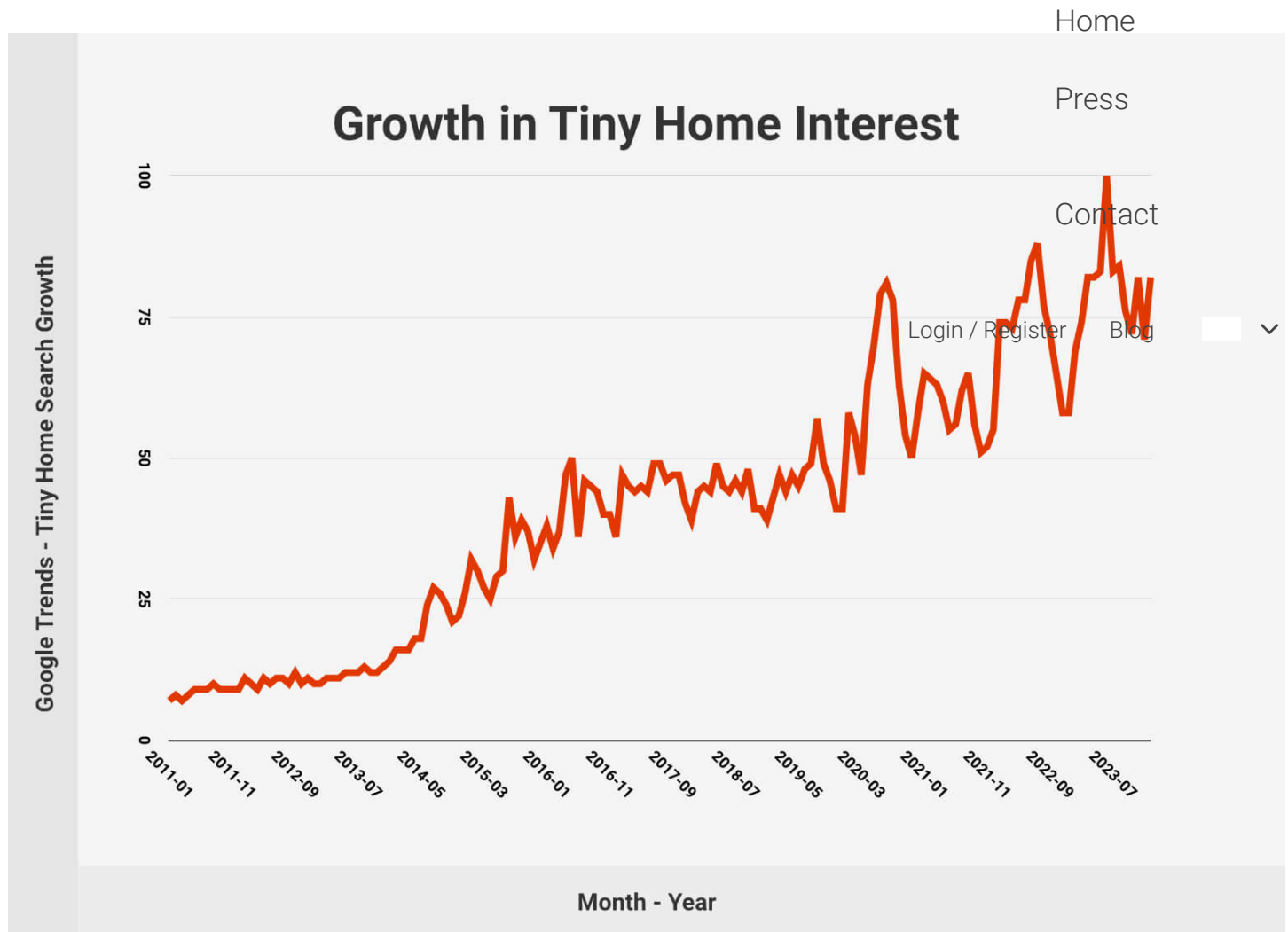
Table showing percentage of Americans who would consider living in a tiny house:

No	24%
Not Sure	20%

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Google Trends data supports the notion that tiny homes are becoming increasingly popular. From 2011 to today, Google trend data shows a steady increase in interest in tiny houses; they are more popular now than ever.



Sources: [IPX1031](#), [Google Trends](#)

State Where Tiny Houses Are Most Popular

According to Google search results reported by the IPX1031 survey, tiny homes seem to be the most popular in the northeast and northwest regions of the United States. Here are the **top 10**

1. Vermont
2. New Hampshire
3. Maine
4. Wyoming
5. Washington
6. Idaho
7. Montana
8. Oregon
9. Rhode Island
10. Alaska

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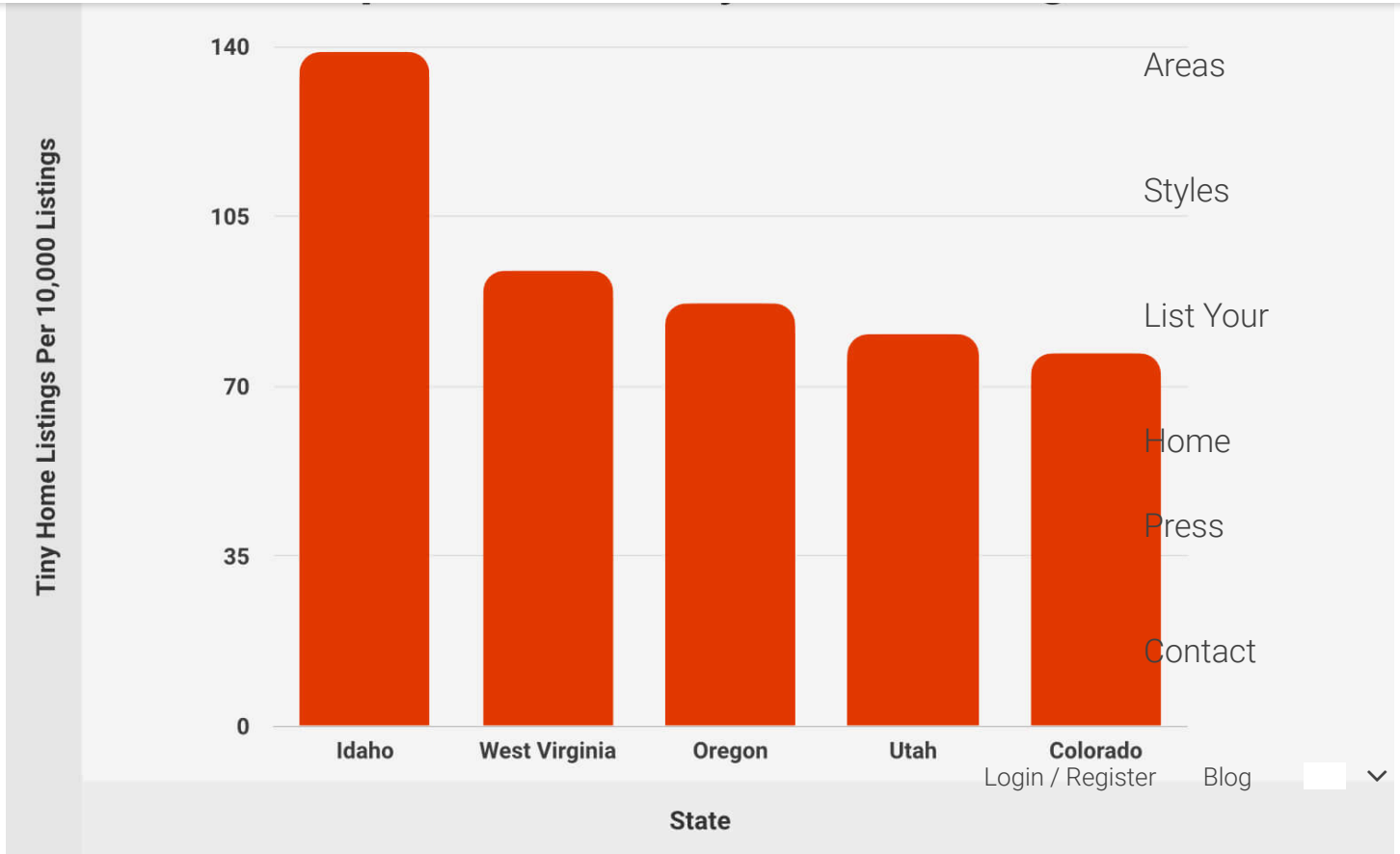
Source: [IPX1031](#)

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Another measure of tiny home popularity can be found in their availability. Porch compiled data and found the median number of tiny home listings among all states is **36 per 10,000 listings**. Idaho topped the list at **139**, or **1.39%** of the total listings in the state.



Here is a table of the top 5 states:

State	Tiny Homes Per 10K Listings
Idaho	139
West Virginia	94
Oregon	87
Utah	81
Colorado	77

Source: [Porch](#)

How Much Do Tiny Homes Cost?

Cost of a Tiny Home vs. Standard Home

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The RubyHome team researched and analyzed tiny home prices across the U.S. in 2024 and found that most fell between **\$35,000 and \$80,000** to build or purchase, with the average price coming in at **\$67,000**.

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Several factors can influence the cost of a tiny home, including whether someone decides to build or buy prebuilt, what amenities they would like the house to include, the size of the home, materials used, building permit costs, and more. On the low end, someone could buy a tiny house for as little as **\$8,000**, and they could cost up to **\$150,000** on the high end.

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The cost of a typical home in the U.S. is **\$513,400**, according to the St. Louis Federal Reserve Bank. By this comparison, a tiny house is **87%** cheaper than a typical home.

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Here are the 5 cheapest and 5 most expensive states for tiny homes Porch found in its 2022 analysis:



Here is a table of tiny house prices (highest and lowest states):

State	Tiny Home Average Price
North Dakota	\$28,000
Arkansas	\$31,700
Kansas	\$33,500
Mississippi	\$34,500
New Hampshire	\$35,200
--	
New Mexico	\$71,000
Connecticut	\$74,900
California	\$75,600

Hawaii

\$149,100

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Sources: [IPX1031](#), [Porch](#), [St. Louis Fed](#)

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It is worth noting that at an average cost of nearly **\$150,000** for a tiny home, Hawaii is nearly twice as expensive as the second most expensive state for tiny houses. Here's why: Hawaii has a disproportionate number of tiny homes on the water (a.k.a houseboats), which are more expensive than typical tiny homes in other states.

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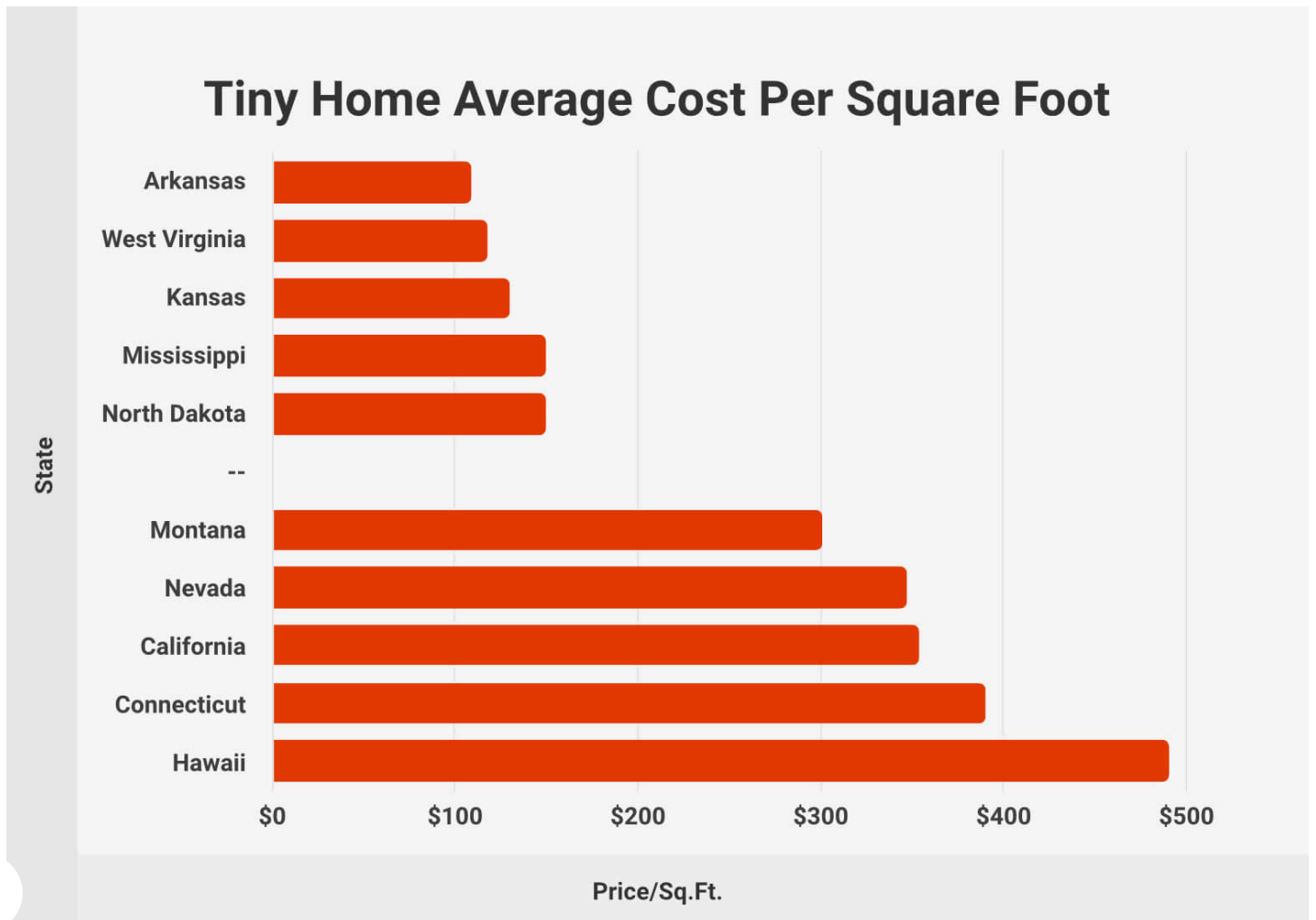
Tiny Homes Price Per Square Foot vs Typical Homes

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The median price per square foot of a tiny home comes in around **\$297** or **38%** more expensive than full-sized homes, which typically cost **\$215** per square foot.

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State	Tiny Home Average Price/Sq.Ft.	Areas
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West Virginia	\$118	List Your
Kansas	\$130	Home
Mississippi	\$150	Press
North Dakota	\$150	Contact
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Montana	\$301	
Nevada	\$347	
California	\$354	Login / Register Blog <input type="checkbox"/>
Connecticut	\$390	
Hawaii	\$490	

Sources: [Porch](#)

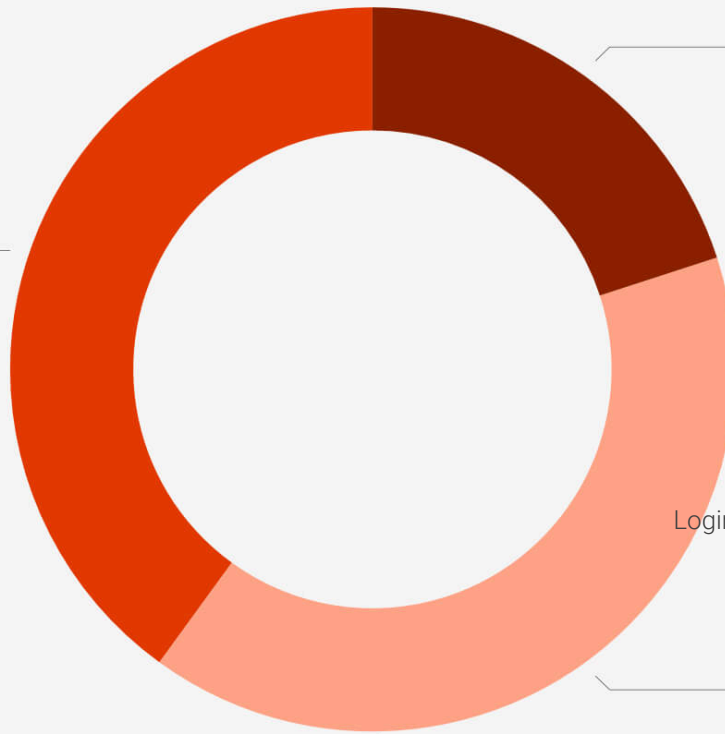
Who Lives in Tiny Homes?

What characteristics are most common among tiny house owners? Here we look at tiny homeowner demographics such as age, gender, and income.

Age of Tiny Homeowners

We find a pretty even age distribution when it comes to the age of tiny homeowners. Tiny homes can appeal to young adults under 30 who want more financial freedom, middle-aged adults looking to downsize, or recent retirees seeking a simpler life in their older years.

Age of Tiny Home Owners



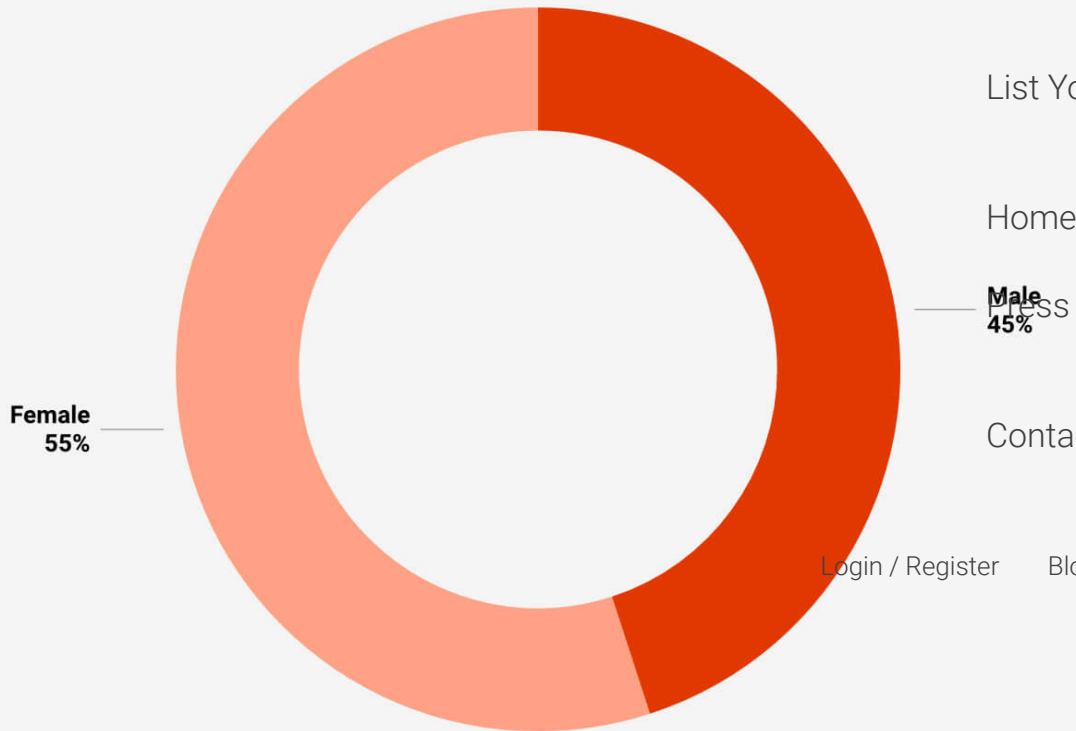
Here's the table of tiny house ownership by age:

Age	Percentage of Tiny Home Owners
Under 30	20%
30-50	40%
Over 50	40%

Sources: [Rise](#), [The Tiny Life](#)

Gender of Tiny Homeowners

Gender of Tiny Home Owners



Here's a table of ownership by gender:

Gender	Percentage of Tiny Home Owners
Male	45%
Female	55%

Source: [The Tiny Life](#)

Tiny Homeowner Income

The average tiny home occupant's income came in around **\$42,038** in 2013, slightly higher than the average American's (**by \$478**). This data suggests that those who live in tiny homes don't

Tiny homeowners may be more financially conservative than typical homeowners, with **68%** having no mortgage, compared to **29.3%** of all homeowners in the U.S. who don't have a mortgage. The Tiny Life's survey also showed that **55%** of those who live in tiny homes have more savings than the average American, and **89%** have less credit card debt than the average American.

Source: [The Tiny Life](#)

Pros & Cons of Living in Tiny Houses

There are many things to consider when choosing whether to live in a tiny home. Here we've compiled a list of the most common pros and cons to think about when it comes to tiny living:

Pros of Living in a Tiny Home

Tiny homes cost less than a traditional home. Not only do tiny homes cost less to buy or build, as we discussed above, but living in a tiny house also cuts down on your [average monthly utility bill](#). Smaller homes cost less to run as people living there are likely to [consume less energy](#) for lighting, heating, cooling, water, and more.

Tiny homes can be mobile and allow for more freedom. If you opt for a tiny home that you can easily move with a trailer, nothing is tying you to one place. Many people enjoy the portability and freedom of not being stuck in one location. The tiny home lifestyle is especially appealing for those who want to travel or have a place in nature.

Tiny living is environmentally friendly. A smaller home makes it easier to lower your carbon footprint, consume less, and be more efficient. It's been shown that those who live in tiny dwellings consume much less than the average American - which makes sense when you consider that they've got much less storage space. An added bonus: tiny homeowners can expect lower monthly [electricity bills](#).

Cons of Living in a Tiny Home

Tiny homes have less resale value than typical homes. Similar to how cars and vehicles can depreciate fast, tiny houses depreciate faster than traditional homes. Although living in small homes is cheaper compared to a normal-sized lifestyle, it's rare for people to recuperate their entire investment when they sell their tiny homes.

Tiny homes can come with logistical challenges. Tiny homes are not legal housing in some states, and they can fall into zoning regulation grey areas. Tiny homeowners may be asked to leave after finding a great remote location to park their homes. In addition, it's worth noting that towing a tiny house requires a truck. If you plan to travel with your tiny home, it's essential to factor in the costs of owning a truck, hitch, trailer, and wear and tear from taking your home from place to place.

Conclusion



Although tiny homes are few compared to the number of typical homes in the U.S., they have become increasingly popular over the years. They present an attractive option to people of all ages who want to save money, simplify life, or do their part to help preserve the environment.

While tiny living is undoubtedly less expensive than purchasing a full-sized home, the per square foot cost of tiny homes is higher. It's also worth noting the costs of having a truck, trailer, and lower resale value compared to a typical home.

With most Americans now saying they would be open to experiencing tiny living, many seem to think that the pros outweigh the cons. Although it may not be for everybody, the tiny home trend will most likely expand and become even more popular in the coming years.

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Discussion

41 By Donna at 5/22/2024 9:38 AM

#2 By Wes Brown at 6/9/2024 -1:32 PM

The tiny homes that depreciate are typically on wheels and on rented lots, so they drop in value. Tiny homes stick built on a permanent foundation AND on real estate they own, WILL appreciate in value. The term Tiny House has been co-opted by trailer manufacturers and do not represent "small homes" between 400-700 sq. ft.

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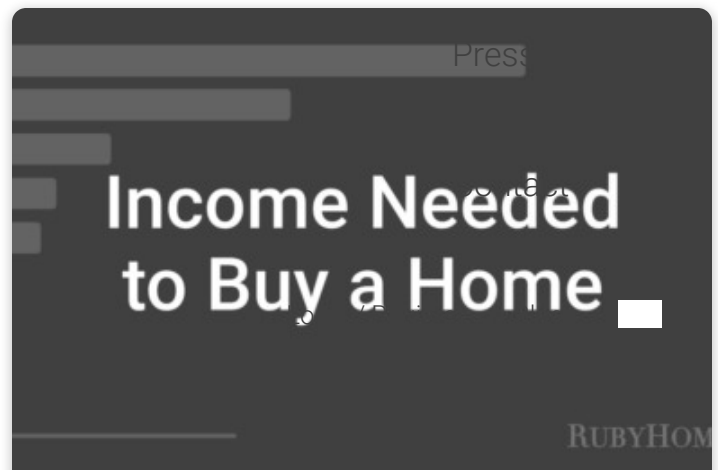


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