



## Classifications of Housing

The MLS system uses classifications to describe different types of housing definitions. Below is a brief explanation of some of the housing types that are typically selected.

- Single Family Detached – This is exactly what it says, a single-family house that sits by itself not attached to another house. Normally single families only have one tenant in the unit but in today's market you often find that landlords are converting their basements into additional apartments to generate more income. Some single-family houses also have what is called in-law apartments.
- Duplex or Two Family – These two types of houses are similar in purpose but different in design. Both of these units have two apartments one on the first floor and one on the second floor. The basements are not included as part of the definition for the unit but are often used as an addition to the first floor or storage for both floors. Duplexes don't have attics but a two family might.
- Row House or Town House – Row houses are a series of houses all attached together all the same design and row houses are mostly built in newer communities to maintain affordable housing. Town houses are individual dwellings similar to single-family houses but they aren't necessarily attached to each other but they can be. Row houses and town houses usually have two or three floors and aren't really that big. They are built more for efficiency rather than space.
- Low Rise 3, 4 Stories Including Garden Apartments – Low rises are apartment buildings that are no more than 4 levels high. Each floor has several apartments. Garden apartments are similar to low rises but are more open. They usually have two entrances and you can see clearly through the building to the other end. Most garden apartments have 4 units on each floor and are either 3 or 4 stories high.
- High Rise 5 or More Stories – Buildings with 5 or more stories.
- Shared Housing – Shared housing is a place where several families share a house.



- Single Room Occupancy - S.R.O.'s are units that the tenant only has one room and it is usually small. These buildings have common areas that are shared by all tenants such as kitchen or bathrooms and in some cases are segregated by gender.