Building a Better Foundation for Homeowners of Manufactured Housing

Consumer Federation of America
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What is a manufactured home?

Photo by: Rachel Siegel
It’s not a tiny house.

Photo by: Lisa Gill
It’s not a trailer.

Photo by: Lisa Gill
Built after 1976 in a factory then shipped to your location

Single-wides average $86,400 for 1,064 square feet

Doubles average $158,600 for 1,757 square feet*

Source: U.S. Census Bureau

Photo by Von MacIntyre
Quick Facts About Manufactured Homes

Amenities can include:

- open configurations
- quartz kitchen countertops,
- crown molding
- guest bedrooms
- bathrooms,
- attached decks
- wrap-around porches
- Fireplaces
- vaulted ceilings,
- spa showers
- walk-in closets.

Source: The Lulamae at Clayton Homes
How Is a Manufactured Home Purchased?

It Depends on Where You Place it:

- **Land You Own = Traditional Mortgage** – applies to about two-thirds of owners

- **Manufactured home community where you lease the land = “chattel” loan (personal loan)** – higher interest rates, shorter terms – about a third of owners
About 22 million Americans live in a manufactured home – about 1 in 15 people

Since 2014, the number of new home shipments have doubled.

Source: Manufactured Housing Institute
Thank you!

Got a tip, question, or complaint?

Email me at: Lisa.Gill@consumer.org