

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



Photo illustration courtesy
of ChatGPT4



Thank you!

Got a tip, question, or complaint?

Email me at: Lisa.Gill@consumer.org

