

**Cost & Size Comparisons:
New Manufactured Homes and New Single-Family Site-Built Homes
2014 - 2023**

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<i>New Manufactured Homes</i>										
All¹										
Avg. Sales Price	\$ 124,300	\$ 127,300	\$ 108,100	\$ 87,000	\$ 81,900	\$ 78,500	\$ 71,900	\$ 70,600	\$ 68,000	\$ 65,300
Avg. Square Feet	1,435	1,450	1,497	1,471	1,448	1,438	1,426	1,446	1,430	1,438
Avg. Cost per Sq. Ft.	\$ 86.62	\$ 87.79	\$ 72.21	\$ 59.14	\$ 56.56	\$ 54.59	\$ 50.42	\$ 48.82	\$ 47.55	\$ 45.41
Single										
Avg. Sales Price	\$ 84,800	\$ 86,400	\$ 72,600	\$ 57,300	\$ 53,200	\$ 52,400	\$ 48,300	\$ 46,700	\$ 45,600	\$ 45,000
Avg. Square Feet	1,038	1,064	1,084	1,085	1,072	1,072	1,087	1,075	1,092	1,115
Avg. Cost per Sq. Ft.	\$ 81.70	\$ 81.20	\$ 66.97	\$ 52.81	\$ 49.63	\$ 48.88	\$ 44.43	\$ 43.44	\$ 41.76	\$ 40.36
Double										
Avg. Sales Price	\$ 154,100	\$ 158,600	\$ 132,000	\$ 108,500	\$ 104,000	\$ 99,500	\$ 92,800	\$ 89,500	\$ 86,700	\$ 82,000
Avg. Square Feet	1,748	1,757	1,794	1,760	1,747	1,747	1,733	1,746	1,713	1,710
Avg. Cost per Sq. Ft.	\$ 88.16	\$ 90.27	\$ 73.58	\$ 61.65	\$ 59.53	\$ 51.26	\$ 53.55	\$ 51.26	\$ 50.61	\$ 47.95
<i>Housing Starts vs. MH Shipments</i> <i>(Thousands of Units)</i>										
New Single Family										
Housing Starts	948	1,005	1,127	991	888	876	849	782	715	648
Percent of Total	91%	90%	91%	91%	90%	90%	90%	91%	91%	91%
Manufactured Home Shipments										
Shipped	89	113	106	94	95	97	93	81	71	64
Percent of Total	9%	10%	9%	9%	10%	10%	10%	9%	9%	9%
Total	1,037	1,118	1,233	1,085	983	973	942	863	786	712
<i>New Single-Family</i>										
Site-Built Homes Sold <i>(Home and Land Sold as Package)</i>										
Avg. Sales Price	\$ 514,000	\$ 521,500 ^r	\$ 458,300 ^r	\$ 391,600 ^r	\$ 383,900	\$ 385,000	\$ 384,900	\$ 360,900	\$ 352,700	\$ 347,700
Derived Average Land Price	\$ 104,128	\$ 102,298 ^r	\$ 97,234 ^r	\$ 82,728 ^r	\$ 84,485	\$ 87,253	\$ 91,173	\$ 82,491	\$ 80,246	\$ 84,444
Price of Structure										
Avg. Square Feet	2,470	2,503 ^r	2,492 ^r	2,502 ^r	2,518	2,602	2,645	2,650	2,724	2,707
Avg. Price per Sq Ft. (excl. land)	\$ 165.94	\$ 167.48 ^r	\$ 144.89 ^r	\$ 123.45 ^r	\$ 118.91	\$ 114.43	\$ 111.05	\$ 105.06	\$ 100.02	\$ 97.25
<i>Manufactured Home Shipments</i>										
Total	89,169	112,882	105,772	94,390	94,615	96,555	92,902	81,136	70,544	64,331
Single-Section	40,525	51,022	44,755	42,578	42,930	44,979	46,305	38,944	32,210	30,218
Multi-Section	48,644	61,860	61,017	51,812	51,685	51,576	46,597	42,192	38,334	34,113

New Manufactured Homes Placed
(For Residential Use)

Inside Communities (2021 -) ²	55%	59%	51%	X	X	X	X	X	X	X
Land-leased / manufactured home community	29%	36%	31%	X	X	X	X	X	X	X
Private property in subdivision or planned unit development	27%	23%	21%	X	X	X	X	X	X	X
Outside Communities (2021 -) ³	45%	41%	49%	X	X	X	X	X	X	X
Other private property	44%	41%	49%	X	X	X	X	X	X	X
Somewhere else	1%	0%	0%	X	X	X	X	X	X	X
Inside Communities (2014 - 2020)	X	X	X	27%	31%	37%	32%	34%	34%	33%
In a park, court, or community	X	X	X	23%	26%	34%	29%	31%	32%	30%
In a subdivision or planned unit development	X	X	X	4%	4%	3%	3%	3%	3%	3%
Private Property (2014 - 2020)	X	X	X	73%	69%	63%	68%	66%	66%	67%
Not in any of the above	X	X	X	73%	69%	63%	68%	66%	66%	67%
Titled as Personal Property	76%	73%	77%	78%	76%	77%	76%	77%	80%	80%
Titled as Real Estate	20%	21%	19%	19%	19%	17%	17%	17%	14%	13%

^r Revised - refers to seasonal index and seasonally adjusted annual rate figures

¹ Includes manufactured homes with more than two sections.

² Subcategories for this item were revised with the implementation of a new questionnaire in January 2021. This category now contains units located on private property within communities. Prior to 2021, all units on private property were assumed to be located outside communities. Percentages are calculated based on the estimates shown in each category in https://www2.census.gov/programs-surveys/mhs/tables/time-series/Annual_Char.xlsx

³ Subcategories for this item were revised with the implementation of a new questionnaire in January 2021. This category now contains only units located on private property that are outside communities in addition to units outside communities not located on private property. Percentages are calculated based on the estimates shown in each category in https://www2.census.gov/programs-surveys/mhs/tables/time-series/Annual_Char.xlsx

Note: The Census Bureau has reviewed this data product for unauthorized disclosure of confidential information and has approved the disclosure avoidance practices applied. (Approval ID: CBDRB-FY24-0318)

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, Survey of Construction, <https://www.census.gov/construction/chars/>; https://www.census.gov/construction/nrc/xls/starts_cust.xls.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, Manufactured Housing Survey.