

# Scaling Up America's Housing Supply with Manufactured Homes



## By the Numbers: Performance, Speed And Supply

Manufactured homes are constructed to adhere to the federal HUD Code which regulates home design and construction, strength and durability, fire resistance and energy efficiency.

**103K**

New Manufactured Homes Produced, 2024

**9%**

Share of Single Family Home Starts, 2024

**150**

Homebuilding Plants Operated by 37 Companies, 2025



## Decades of Demand: Real People, Real Solutions

In 2023, manufactured homes accounted for 5% of U.S. households. MHI research shows that 71% of residents were extremely or very satisfied with their manufactured home.

**16.6M**

Americans Residing in Manufactured Homes, 2023

**\$63K**

Average Income of Manufactured Homebuyers compared to \$143K for stand-alone single-family homebuyers, 2023

### Number of Homes Built

1979 & earlier\* **1,967,955**  
 1980-1999 **3,585,774**  
 2000-2009 **1,340,057**  
 2010-2023 **1,092,774**

\*mobile homes



## Hybrid Homeownership: Quality Living in Land-Lease Communities

Communities offer attainable homeownership. In addition to covering the use of land, community site rents often include infrastructure, utilities, taxes, insurance, amenities, and other services. The average site rent increase in 2024 was 6.4%, which was 10% less than the increase in 2023.

**44K**

Land-Lease Communities, 2025

**4.3M**

Estimated Homesites in Communities, 2025

**23%**

New Manufactured Homes Placed in Communities, 2024



## Value Delivered: The Manufactured Housing Advantage

New manufactured homes cost less than 1/3 of the price of site built homes

Average Home Cost, 2024

**123,300**  
\$84 sq. ft.

**Manufactured Homes**  
Single-Section: \$85,200  
Multi-Section: \$152,000

**405,939**  
\$169 sq. ft.

**Site-Built Homes**  
Excluding Land

**45%**

Appreciation Over 5 Years (Median Value) compared to 48% for U.S. homes overall, 2019-2023

### Top Drivers of Resident Satisfaction

- Affordability
- Homeownership
- Sense of Independence