

# FACTORY BUILT HOUSING INDUSTRY TRENDS QUICK FACTS

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## FACTORY BUILT HOUSING IN MISSISSIPPI

Today's factory built homes offer you the ability to customize your home to fit your family's lifestyle. You can select a home and choose from a variety of standard features that include vaulted ceilings, spacious master bedrooms with walk-in closets, dressing areas, tiled bathrooms with recessed tubs and whirlpools, and wood-burning fireplaces. You may select optional amenities for your home like custom cabinetry, energy efficient appliances, special window designs, ceramic tile floors, and countertops.

## WHAT IS FACTORY BUILT HOUSING?

A manufactured home is constructed of standard building materials built off-site in a factory setting. Manufactured homes are built entirely in the factory under a federal code administered by the U.S. Department of Housing and Urban Development (HUD). Manufactured homes may be single or multi-section and are transported to the site and installed. A modular home is constructed of standard building materials built off-site in a factory setting. Modular homes are built to the state/local building codes of the jurisdiction in which the home is going to be sited. These are the same building codes to which local builders adhere. Once built, the modules are transported to the site and installed.



## HOW DOES THE FACTORY BUILT HOUSING INDUSTRY CONTRIBUTE TO THE ECONOMY IN MISSISSIPPI?

- Estimated sales tax paid by manufactured home retailers on home sales in Mississippi during 2020 **\$3,114,420.79**.
- Estimated number of licensed retailers: **105**; licensed developers: **7**; licensed installers/transporters: **104**; **1** in state HUD manufacturer and **1** modular manufacturer; **59** HUD code licensed manufacturers; **19** licensed modular manufacturers.
- Numerous parks and lease communities operate in Mississippi.
- Service and supply companies that are MMHA members doing business in Mississippi: **36**.
- Number of Mississippians living in manufactured and mobile homes located in all **82** counties: **507,000** (est.) (Census 2010).
- Number of manufactured homes located in Mississippi: **195,207** (2010–2014 U.S. Census Bureau ACS5).

**Over 507,000 Mississippians chose Manufacturing Housing as their home.**



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## WHO LIVES IN FACTORY BUILT HOMES?

The quality, affordability and limitless amenities of factory built housing have made it the perfect choice for many Americans. Over 22 million people across the country have decided to make factory built housing their way of life. Factory built homes appeal to a wide range of demographic groups from single adults to seniors to families just starting out.

Many who choose factory built housing discover that the payments are lower than apartment rent, and these homes can more than double their living space.

Manufactured housing retailers offer open floor plans and hundreds of design options to meet the needs of growing families. Some communities offer amenities like playgrounds, pools, and planned activities make great neighborhoods to raise children. Seniors can retire in comfort with the affordable options of factory built homes.



The average cost of construction for a single-section manufactured home is **\$48.88** per square foot and multi-section **\$51.26** per square foot as compared to approximately **\$114.43** per square foot for comparable site-built homes. Modular homes typically cost **10-25%** less than site built homes for the same square footage. (MHI)

## FACTORY BUILT HOUSING STATISTICS

- **3,593** | New manufactured home retail sales through December 2020
- **3,888** | Manufactured homes shipped to Mississippi through December 2020
- **88** | Modular homes shipped to Mississippi through December 2020
- Mississippi manufactured housing product mix for 2020: multi-section homes, **48%**, and single-section homes, **52%**.
- National manufactured housing product mix for 2020:
- **54.9%** of multi-section homes shipped and **45.1%** of single-section homes shipped.
- **\$52,400** for 1,072 sq. ft. home | Typical price of a single-section manufactured home.
- **\$99,500** for 1,747 sq. ft. home | Typical price of a multi-section manufactured home.

## MISSISSIPPI MANUFACTURED HOUSING ASSOCIATION

The Mississippi Manufactured Housing Association (MMHA) represents retailers, developers, manufacturers, modular contractors, service and supply companies, manufactured home park/community owners and operators, and friends of the industry. The factory built housing industry is a provider of safe, affordable, and quality housing for Mississippians of all ages, races, educational levels, ethnic backgrounds, and income levels.

Retailers, developers, manufacturers, modular contractors, service, and supply companies, friends of the industry and community owners represent a vast cross section of business and development that benefits Mississippi communities and consumers. The industry creates a ripple effect in the economy with sales and purchases of products, goods, and services.

