



Ohio Manufactured Homes Association

[www.welcomehomeohio.com](http://www.welcomehomeohio.com)

(614) 799-2340

# FACTS

Manufactured housing industry trends

## Factory-built homes rival site-built homes

Bay windows, hardwood floors, custom kitchens with quality appliances, skylights, vaulted ceilings, bathrooms with whirlpools and walk-in closets are all found in many homes across the country. These extras can add unique aspects to any house, but to include these in pre-existing construction plans can skyrocket costs. What type of home could have these luxuries but cost 20 to 30 percent less?

The answer is factory-built homes.

Constructed with the same high quality materials as site-built homes, factory-built homes are the choice for saving money on a custom-built home.

A big myth of factory-built homes is that the quality of product being built is less than desirable. The perception is that site-built homes offer higher quality materials, better amenities and more customization than factory-built homes. Myth busted.



The benefits of buying a factory-built home far outweigh the benefits of a site-built home. Construction materials, including interior features and appliances, are purchased by factory homebuilders in large quantities to take



advantage of volume pricing, and these savings are passed onto the homebuyer. Factory-built homes are constructed in a climate-controlled environment so delays are few, if any, due to weather conditions, damaged building materials, vandalism and theft, which can be costly to the buyer.

Throughout the building process, construction is continually inspected to ensure the home meets the standards of the federal HUD code and Residential Code of Ohio, which is the same code for site-built homes. Each home is engineered and inspected to meet wind safety standards and energy efficiency requirements.

Any feature found in a site-built home can be found in a factory-built home. Many floor plans range from basic to elaborate with split-level and two-story homes available. Homes can include living and family rooms, dining rooms, and spacious bedrooms. Exterior options include metal, vinyl or wood siding.

*In Ohio, about 78% of new homes sold are multi-section and the average is about 1,625 square feet.*

## Frequently asked questions about manufactured housing

If you have decided a manufactured home may be the choice for you, but you want to know more about the purchase and move-in process, read on to find answers to the most frequently asked questions.

### *Where can I find more information about manufactured housing?*

The Internet is a great place to start. The official site of the Ohio Manufactured Homes Association (OMHA), [www.welcomehomeohio.com](http://www.welcomehomeohio.com) is a comprehensive source for information on all aspects of the manufactured housing lifestyle.

### *How do I get floor plan samples and pricing information?*

Contact a manufactured home retailer for pricing and floor plans. To find a retailer near you, visit [www.welcomehomeohio.com](http://www.welcomehomeohio.com), click on the

retailers link under “Member Search.” You will find a detailed list with their addresses, directions to their sales centers, phone numbers, features and services. Often, you can e-mail or visit their Web sites. You also have the option to further define your search and find the retailer nearest you by entering the city, county, zip code or keywords in the “advanced search.”

### *I want to purchase a manufactured home and place it on private property. How should I begin the process?*

Many manufactured home retailers will help you find property. If you’ve already found property, contact your municipality to make sure you can legally place a manufactured home on the property. Your retailer will also arrange for transporting and setting the home on the site.

*Manufactured homes cost an average of \$35.75 per square foot. Quite a savings compared to the average \$85.75 per square foot for a site-built home (excluding the cost of land).*

## Who lives in manufactured homes?

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

Many who choose manufactured housing discover that the payments are lower than apartment rent, and a manufactured home 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. Land-lease communities offering amenities like playgrounds, pools and planned activities make great neighborhoods to raise children. Seniors can retire comfortably and affordably in manufactured homes. Some land-lease communities are strictly for those 55 years and over, providing low maintenance yards, snow removal, trash pick-up and planned activities.

## Ohio Manufactured Homes Association (OMHA)

The Ohio Manufactured Homes Association (OMHA) is a not for profit organization, whose strategic vision strives to make manufactured housing a standard way of life in Ohio. OMHA’s mission is to help people experience the lifestyle associated with home ownership in the most economical way. Whether it’s in a planned community or on the land of their choice, manufactured homes exist to provide comfort, safety and convenience, in the most economical

and desirable way.

For more information about manufactured housing, visit [www.welcomehomeohio.com](http://www.welcomehomeohio.com) or contact the

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