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BRANDAMP BY AARP | What's This?

Would You Ever Consider a Manufactured Home When Downsizing or Relocating?

5 myth-busters about today's modern off-site built home
by Clayton Homes (Paid Content)



For retirees, or those soon to retire, downsizing or relocating can form a key part of their lifestyle plan. A manufactured, or off-site built, home could be the answer, but there remains a gap in common knowledge about what these types of modern homes really entail.

Here are five common myths about manufactured homes – and the truth.

Myth 1: I can't get what I want.
False. Today's off-site built homes can, depending on the style of home, include standard features you might expect in site-built homes, such as a permanent foundation, garage or carport, all-wood cabinets, drywall interiors, energy efficient features, and elevated roof pitches. For many homeowners, they actually get more of what they want, because these new homes can fit better into their budgets better than site-built construction.

Myth 2: All manufactured homes look alike.
False. No, sir! Whatever your style preference, there is a home design for that, whether it's a multi-section home with a covered porch and a garage, or a contemporary open concept. Almost every new home can be customized with upgrades and design options to fit the way you live. Some of the most popular styles include farmhouse, craftsman, post modern and cottage.

Myth 3: I can't afford a new home.
False. According to the Manufactured Housing Institute® (MHI), the average sales price of manufactured homes without land in 2018 was \$70,690, compared to \$372,500 for a site-built home with land. While \$70,000 is still a lot of money, for many retirees who have built up equity in their homes, they could sell their family home, then afford an off-site built home and land site, to possibly have leftover funds for travel and leisure.

Myth 4: Property values don't increase in manufactured homes.
False. MHI reports that owners of newly manufactured homes that are permanently attached to land and properly maintained have the potential to see an increase in property values over time, just as they would with a traditional site-built home.

In addition, when home buyers purchase their manufactured homes with the features specified by Fannie Mae® and Freddie Mac®, this new class of homes can now appraise and finance similarly to traditional site-built homes.

Woman standing in her kitchen with a cup of coffee


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Myth 5: Manufactured Homes are low quality
False. This is one of the most common misconceptions of today's off-site built home because they are often compared to "mobile homes" of the past that were not regulated by uniform building codes until 1976. Today's modern manufactured home is regulated by a strict set of national guidelines that are enforced by the U.S. Department of Housing and Urban Development (HUD) that ensure each home is built for quality, durability and safety before it ever leaves the building facility.

Clayton has home options in a variety of sizes and price points that are built with brand-name appliances and construction materials that are similar to those found in typical site-built homes.

[Click here to visit ClaytonHomes.com to get started exploring homes today.](#)


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