



Appreciation in Manufactured Home Values

Repeated studies show that manufactured homes appreciate under the same circumstances as site-built homes when:

- They are in a good location
- They are properly maintained

Study by Michigan University

- Appreciation rates on manufactured homes have been around 5-percent each year since the early 1980's.
- Manufactured homes, like site-built homes, can be viewed as an investment
- Manufactured home owners can build equity just like owners of site-built homes

Study by East Carolina University

- Manufactured homes appreciate at comparable rates as site-built homes when taxed as real property.
- With proper upkeep, maintenance and pride in ownership, manufactured homes can appreciate just as much if not more than site-built homes.

Here is a link to [academic studies](#) regarding manufactured home valuation and related topics.