Manufactured Homes Market Size & Share Analysis - Growth Trends and Forecast (
2026 - 2031)

> **Industry:** Residential Real Estate & Housing (Real Estate & Construction)
> **Source:** https://www.mordorintelligence.com/industry-reports/manufactured-homes-market
> **Scraped Date:** 2026-09-17

Executive Market Summary

Market Metric	Details
Base Market Size	USD 30.48 billion
Projected Forecast (2031)	USD 30.48 billion
Growth Rate (CAGR)	6.97 %
Largest Market Region	N/A
Fastest-Growing Region	N/A

Market Visualizations & Infographics

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![Major players in Manufactured Homes industry](images/chart_2.png)

![Manufactured Homes Market (2026 - 2031)](images/chart_3.png)

![Manufactured Homes Market: Market Share by Structure Type](images/chart_4.png)

![Manufactured Homes Market: Market Share by Material](images/chart_5.png)

![Manufactured Homes Market CAGR (%), Growth Rate by Region](images/chart_6.png)

![Manufactured Homes Market Concentration](images/chart_7.png)

![Icon](images/chart_8.png)

![footer background image](images/chart_10.png)

![Mordor Intelligence on Facebook](images/chart_12.svg)

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![Mordor Intelligence on Instagram](images/chart_15.svg)

![ESOMAR](images/chart_17.png)

![GPTW](images/chart_19.png)
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Comprehensive Research Analysis

Overview Points List Flex 49 Share Feature End

Market OverviewStudy Period | 2020 - 2031 |
Market Size (2026) | USD 30.48 Billion |
Market Size (2031) | USD 42.69 Billion |
Growth Rate (2026 - 2031) | 6.97 % |
Fastest Growing Market | Asia Pacific |
Largest Market | North America |
Market Concentration | Medium |
Major Players*Disclaimer: Major Players sorted in no particular order

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Market Overview

Manufactured Homes Market Analysis by Mordor IntelligenceThe Manufactured Homes Market size is projected to expand from USD 28.49 billion in 2025 and USD 30.48 billion in 2026 to USD 42.69 billion by 2031, registering a CAGR of 6.97% between 2026 to 2031.

Factory construction delivers a 60-65% cost edge, with the average manufactured home priced at USD 123,000 before land versus well above USD 300,000 for conventional housing, a disparity that is steering first-time buyers and downsizers toward off-site solutions. The September 2024 HUD code update, allowing up to four-unit configurations, combined with duty-to-serve financing from Fannie Mae and Freddie Mac, has positioned manufactured housing as a scalable centrepiece for workforce and build-to-rent pipelines. Shipments climbed 16% year-over-year to 103,000 units in 2024, yet remain far below the 1980s average of 247,000 units, signalling extensive latent capacity that institutional capital is beginning to unlock[1]https://www.census.gov/. Investors are increasingly attracted by predictable rent rolls, faster delivery timelines, and growing policy support in North America, Europe, and Asia-Pacific, reinforcing a favourable demand outlook despite persistent zoning and financing frictions.

Key Report Takeaways* By structure type, multi-section units held 57.8% of the manufactured homes market share in 2025, while tiny homes are forecast to expand at a 7.71% CAGR through 2031.
* By application, single-family deployments commanded 76.4% of the manufactured homes market size in 2025, whereas multi-family formats are projected to grow at a 7.95% CAGR to 2031.
* By material, timber-framed units captured 49.1% of 2025 revenue, but concrete-based systems represent the fastest lane, advancing at an 8.11% CAGR through 2031.
* By geography, North America generated 40.8% of 2025 revenue in the manufactured homes market; Asia-Pacific is set to accelerate at an 8.77% CAGR on the back of China’s 30% prefabrication mandate and India’s affordable-housing shortfall.

Key Market Trends

Market Trends and InsightsDrivers Impact Analysis of Manufactured Homes Market*Drivers | (~) % Impact on CAGR Forecast | Geographic Relevance | Impact Timeline |
Worsening housing affordability | +2.1% | Global, strongest in North America, Europe, and urban Asia-Pacific | Medium term (2-4 years) |
Faster delivery and predictable schedules | +1.5% | North America, Europe, China, India, Australia | Short term (≤ 2 years) |
Institutional pipelines for land-lease & BTR | +1.3% | United States, Canada, spill-over to Europe & Australia | Medium term (2-4 years) |
Policy tailwinds expanding placement options | +1.2% | California, Texas, Oregon, Washington; maturing in parts of Europe | Medium term (2-4 years) |
Energy-efficient, green-certified designs | +0.9% | Global, led by North America and the EU | Long term (≥ 4 years) |
Source: Mordor Intelligence |

Competitive Landscape

Competitive Landscape

Skyline Champion, Clayton Homes, and Cavco Industries collectively controlled roughly 50–55% of U.S. production in 2025, giving the manufactured homes market a mid-concentration profile. Skyline Champion’s 22% wholesale share reflects an aggressive acquisition strategy capped by its USD 328 million Regional Homes purch ase, expanding reach across the U.S. Southeast. Clayton leveraged Berkshire Hathaway's backing to add a USD 42 million Conway, Arkansas, plant that lifts annual capacity by 3,000 units and introduces solar-ready roofs under its eBuilt label. Cavco, operating at 75% capacity in Q1 2026, teamed with SKYX Technologies to embed plug-and-play smart-lighting kits, differentiating offerings in an increasingly commoditised field.

Second-tier manufacturers—Fleetwood, Palm Harbor, Commodore, Deer Valley, Nobility, Kit Custom, Sunshine, TruMH—preserve regional flavours and often specialise in niche formats such as oil-patch workforce housing or premium log cabins. The cost of retooling for concrete or steel framing (USD 5-10 million per facility) slows material diversification, giving startups that focus solely on resilient structures an entry window. Japanese players Sekisui House and Daiwa House study North American market entry via joint ventures that transfer earthquake-ready and net-zero know-how, while European modular builders Legal & General and Honkarakenne test export channels through dealer networks in Florida and Texas..

Technology integration is a unifying theme in the manufactured homes market. Cavco's SKYX tie-up targets tech-savvy buyers with USD 2,000-5,000 smart bundles; Skyline Champion's lending arm with Triad Financial and ECN Capital seeks to mitigate chattel frictions; and Clayton pilots blockchain-based supply-chain tracking to certify sustainable timber sources. ESG compliance offers a new battleground: Energy Star Version 2.0, DOE Zero Energy Ready, and forthcoming microgrid-ready certifications could yield pricing premiums for early adopters. Rapid consolidation, however, raises antitrust scrutiny and may provoke state-level interventions if lot-rent inflation erodes perceived affordability.

Manufactured Homes Industry Leaders* Clayton Homes (Berkshire Hathaway)

* Skyline Champion Corporation

* Cavco Industries

* Fleetwood Homes

* Palm Harbor Homes

* *Disclaimer: Major Players sorted in no particular order

Component Component 3 Scope Of The Report Bottom

Global Manufactured Homes Market Report ScopeManufactured homes are built as dwelling units of at least 320 square feet with a permanent chassis to assure the initial and continued transportability of the home. The requirement to have a wheeled chassis permanently attached differentiates manufactured housing from other types of prefabricated homes, such as modular homes. The manufactured homes market is segmented by type (single-family and multi-family) and by geography (North America [US, Canada, and Mexico], Europe [Germany, UK, France, Italy, Spain, and the rest of Europe], Asia-Pacific [India, China, Japan, and Rest of the Asia-Pacific], and the Rest of the World [Latin America, and the Middle East and Africa]). The report offers market size and forecast values (USD billion) for all the above segments.

By Structure TypeSingle-Section Homes |
Multi-Section Homes |
Other Types |

Segmentation Accordion Item

By GeographyNorth America | United States |
| Canada |

| Mexico |
South America | Brazil |
| Argentina |
| Chile |
| Rest of South America |
Europe | United Kingdom |
| Germany |
| France |
| Italy |
| Spain |
| Netherlands |
| Rest of Europe |
Middle East and Africa | Saudi Arabia |
| United Arab Emirates |
| South Africa |
| Nigeria |
| Rest of Middle East and Africa |
Asia-Pacific | China |
| India |
| Japan |
| South Korea |
| Australia |
| Indonesia |
| Rest of Asia-Pacific |

Frequently Asked Questions

What is the current value of the manufactured homes market?

The manufactured homes market size reached USD 30.48 billion in 2026 and is forecast to grow to USD 42.69 billion by 2031.

How fast is the sector expected to expand?

The market is projected to register a 6.97% CAGR over the 2026-2031 period as affordability concerns redirect buyers toward factory-built options.

Which structure type dominates sales?

Multi-section units held 57.8% of 2025 revenue, favored for their 1,200-2,000 square-foot layouts at significantly lower prices than site-built homes.

Why are institutional investors interested in manufactured housing?

Land-lease communities and build-to-rent portfolios provide predictable cash flows, 30-40% construction savings, and faster delivery, factors that enhance yields for private-equity and REIT investors.

What policy changes most benefit the sector?

HUD's 2024 code update permitting four-plex designs and state-level zoning reforms such as Texas SB 785 expand placement options and stimulate multi-family deployments.

How do financing terms differ from conventional mortgages?

Buyers using chattel loans often face 7–9% rates compared with 3–5% for standard mortgages, although MH Advantage and CHOICEHome programs provide conventional financing when the home is placed on a permanent foundation.