# Study sheds new light on mobile homes

Location is the main factor in determining the value of manufactured housing — essentially mobile homes — just as it is for other than the properties of manufactured houses, particularly mobile homes — just as it is for other than the properties of manufactured houses, particularly double-section menufactured houses and the properties of similar houses in the Grand Rapids area ross.

Both of those findings were reported by a new University of Michigan study that rebuts many stereotypes of mobile houses.

L-M architecture and urban planning researchers examined prices of new and previously owned manufactured houses in Michigan, the average sales price of existing multi-section manufactured the fefter of manufactured houses in manufactured houses in southeastern Michigan, the average sales price rose by 17.8 percent, while in Grand Rapids, the average sales price rose by 5.5 percent, the study indicated content to the average price of existing number of a present property and not real to expect the same sales in the state.

The study long and the expect price of a stating and the price of a stating and the

and have a negligible effect on the value of adjacent properties.

"This is my third major study on manufactured housing; and thate where, a professor in U.M's college of architecture and urban planning." I think the image (of mobile home) is definitely changing.

"I think one reason is people are actually getting into home, looking at them. Anyone who goes to make the total of the state of the total properties. Worner and Robert Johnson, also all U.M'.

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The state of the state

Because of its lowered cost, minutactured housing can be especially attractive to first-time buyers.

In 1990, the average price for a new single-section mobile home in Michigan was about 221,600, a multiple-section mobile home nearly 336,000, Warner said.

Manufactured houses accounted for 28 percent of all new house sales in the state that year, the study reported.

An analysis of 20,000 seles of new and existing manufactured houses between 1987 and 1990 in Michigan found that location is the primary factor in the value of a manufactured house.

Statewide, average prices of existing single-section manufactured houses decreased by 1.9 percent between 1987 and 1990, while he average sales price of more conventional looking multi-section manufactured houses increased by 15.1 percent, the study indicated.

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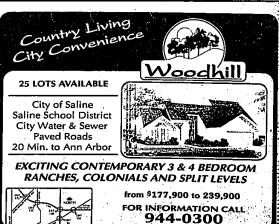


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