

Moving Of Used Homes

- Very few movers available
- Cost \$15,000 to \$25000 for a single wide. \$20,000 to \$35,000 for a double wide.
- Does not include the frost pier foundation.
- Central air requires must be re-claimed. (usually about \$400). HVAC guy does.
- Many do not include water and sewer hookup, skirting.
- Many movers don't clean the lot , move or dispose of sheds, decks and entryways.
- Some used homes don't have hitches, wheels and axles.
- Park rent and current year's taxes must be paid before transport.
- Non- factory installed sheetrock, and roofs can cause movers to reject transporting. Extra weight cause hitches to collapse, tire blowouts, and additional axles which will be an extra charge for those unforeseen things.

New Homes

- Transporting setup, frost pier foundation, central air, sales tax, skirting are included.

Other Considerations

- Sales tax- None new homes. Used – Yes- If transported to a different state
- Frost pier foundation- included for new Used- not done by mover. Not required
- Title- Used may not have a title. May have been surrendered.

Depreciation

Do homes depreciate? There is not one answer that fits all. It depends on:

- if you have to sell the home to move or if it can be sold on location
- when you sell a new home compared to when you bought it. If you sell in a couple of years after purchase, it will depreciate. It wont be much less than a new home would be. The long you own it the more distance between your home and the price of a new home.
- the care of the home.
- There is an extensive discussion in the frequently asked questions on my website.

The used home shortage will be a forever thing. Most of the homes sold are sold never to move. As the price of the new homes go up, the used home will go up also. Who knows. It makes sense.

Availability of Used Homes

Everyone that wants a used home is doing so due to the cost of a new home is more than a used home. I get that. If you have a long time to look, a used home is an option. It just depends on

- Your Timeline.
- Availability of homes
- Availability of movers
- The reasons that there is no availability of used homes are many.
 - Not many sold in the 2000's. Dealers stocked fewer homes.
 - Were put on "forever location". Many were mortgaged with site.
 - Parks buy used homes in their park to prevent them moving
 - Abused homes will frequently be brought to the dump or should be.
 - Abused homes. Nobody wants them. "Handyman specials"
 - Homes are sold to children, friends, or friends of children and friends..
 - Change the use of it to a guest home, office, etc.

Financing of New vs. Used.

Used Home financing

- Interest Rates are more than new. Many lender don't do mortgage on used homes.
- Improvements are limited to a percentage of the price of the home.
- Moving costs may not be financeable.

New Home financing

- Unlimited improvements to the property. .
- More available lenders. Home only loans (without land) are more readily available.

Conclusion

It makes sense to purchase a used home if it can stay on location. If you have to move it, it makes much less sense. **Not Moving it- buy used. Moving it-buy new.**