

Draft of article below uploaded for AI fact check and [analysis](#).

Conventional Existing Home Sales Market Data Update from NAR; NAR vs. Manufactured Housing Institute Communications; Group Leader Call Signals Push for Real Reforms Coming; MHVille FEA

According to [Monticello.org](#), "Information is the currency of democracy" while often attributed to Thomas Jefferson, there is nevertheless no evidence to confirm that founding father, [primary author of the Declaration of Independence, and third President of the United States](#) Thomas Jefferson actually said or wrote that¹ But that pithy quote is a nevertheless a reminder that there are apparently more and less reliable sources for *accurate* or *reliable* information. **Reliable information is a form of currency.** When accurate information is routinely presented that is arguably a signal of confidence in messaging of the person's or organization's stance and behavior. As Part II today will explore, when "narrative control" is at or near the heart of a person's, organization's, or nation's messaging, that is an apparent signal that they are hiding something. There is so much lying and half-truths generated by this or that party that people are busy trying to figure out what the truth is. Part I of today's report is the latest from the National Association of Realtors (NAR) on 6.23.2025. NAR may have suffered a blow in their lost case, but *MHProNews* is not aware of any significant concerns at this time about false, paltering, or otherwise deliberately misleading information from the NAR. In Part III, *MHProNews* will provide what the Manufactured Housing Institute (MHI), the Manufactured Housing Association for Regulatory Reform (MHARR), and NAHB other sources have said about housing production data, including new conventional and manufactured housing data.

By providing you with an array of reliable facts and insights, *MHProNews* is empowering our readers with the reliable form of currency known as the truth, or as close a facsimile to reality that is known at this time.

Part I

News Release



MEDIA COMMUNICATIONS

For further information contact:

NAR Existing-Home Sales Report Shows 0.8% Increase in May

Month-over-month

- 0.8% increase in existing-home sales -- seasonally adjusted annual rate of 4.03 million in May.
- 6.2% increase in unsold inventory -- 1.54 million units equal to 4.6 months' supply.

Year-over-year

- 0.7% decrease in existing-home sales.
- 1.3% increase in median existing-home sales price to \$422,800.

WASHINGTON (June 23, 2025) – Existing-home sales rose in May, according to the National Association of Realtors®. Sales elevated in the Northeast, Midwest and South, but retreated in the West. Year-over-year, sales progressed in the Northeast and Midwest but contracted in the South and West. This report equips real estate professionals with valuable information that helps them serve their clients and get to their next transaction.

“The relatively subdued sales are largely due to persistently high mortgage rates. Lower interest rates will attract more buyers and sellers to the housing market,” said NAR Chief Economist Lawrence Yun. “Increasing participation in the housing market will increase the mobility of the workforce and drive economic growth. If mortgage rates decrease in the second half of this year, expect home sales across the country to increase due to strong income growth, healthy inventory, and a record-high number of jobs.”

National Snapshot

Total Existing-Home Sales for May

- 0.8% increase in total [existing-home sales^{\[1\]}](#) month-over-month to a seasonally adjusted annual rate of 4.03 million.

- 0.7% decrease year-over-year, sales declined 0.7% (down from 4.06 million in May 2024).

Inventory in May

- 1.54 million units: Total housing inventory^[2], up 6.2% from April and 20.3% from May 2024 (1.28 million).
- 4.6-month supply of unsold inventory, up from 4.4 months in April and 3.8 months in May 2024.

Median Sales Price in May

- \$422,800: Median existing-home price^[3] for all housing types, up 1.3% from one year ago (\$417,200) – a record high for the month of May, and the 23rd consecutive month of year-over-year price increases.

Single-Family and Condo/Co-op Sales

Single-Family Homes in May

- 1.1% increase in sales to a seasonally adjusted annual rate of 3.67 million, up 0.3% from May 2024.
- \$427,800: Median home price in May, up 1.3% from May 2024.

Condominiums and Co-ops in May

- 2.7% decrease in sales to a seasonally adjusted annual rate of 360,000 units, down 10.0% from May 2024.
- \$371,300: Median price, up 0.7% from May 2024.

Regional Snapshot for Existing-Home Sales in May

Northeast

- 4.2% increase in sales month-over month to an annual rate of 500,000, up 4.2% year-over-year.
- \$513,300: Median price, up 7.1% from May 2024.

Midwest

- 2.1% increase in sales month-over month to an annual rate of 990,000, up 1.0% year-over-year.
- \$326,400: Median price, up 3.4% from May 2024.

South

- 1.7% increase in sales month-over month to an annual rate of 1.84 million, down 0.5% year-over-year.
- \$367,800: Median price, down 0.7% from May 2024.

West

- 5.4% decrease in sales month-over month to an annual rate of 700,000, down 6.7% year-over-year.
- \$633,500: Median price, up 0.5% from May 2024.

REALTORS® Confidence Index for May

- 27 days: Median time on market for properties, down from 29 days in April, up from 24 days in May 2024.
- 30% of sales were first-time home buyers, down from 34% in April and 31% in May 2024.
- 27% of transactions were cash sales, up from 25% in April, down from 28% in May 2024.
- 17% of transactions were individual investors or second-home buyers, up from 15% in April and 16% in May 2024.
- 3% of sales were distressed sales^[4] (foreclosures and short sales), up from 2% in both April 2025 and May 2024.

Mortgage Rates

- 6.81%: Average [30-year fixed-rate mortgage](#) as of June 18 according to Freddie Mac, down from 6.84% one week before and 6.87% one year ago.

About the National Association of Realtors®

The National Association of Realtors® is involved in all aspects of residential and commercial real estate. The term Realtor® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of Realtors® and subscribes to its strict [Code of Ethics](#). For free consumer guides about navigating the homebuying and selling transaction processes – from written buyer agreements to negotiating compensation – visit [facts.realtor](#).

#

For local information, please contact the local association of Realtors® for data from local multiple listing services (MLS). Local MLS data is the most accurate source of sales and price information in specific areas, although there may be differences in reporting methodology.

NOTE: [NAR's Pending Home Sales Index](#) for May will be released June 26, and Existing-Home Sales for June will be released July 23. Release times are 10 a.m. Eastern. See NAR's [statistical news release schedule](#).

Information about NAR is available at [nar.realtor](#). This and other news releases are posted in the newsroom at [nar.realtor/newsroom](#). Statistical data in this release, as well as other tables and surveys, are posted in the “Research and Statistics” tab.

[\[1\]](#) Existing-home sales, which include single-family, townhomes, condominiums and co-ops, are based on transaction closings from Multiple Listing Services. Changes in sales trends outside of MLSs are not captured in the monthly series. NAR benchmarks home sales periodically using other sources to assess overall home sales trends, including sales not reported by MLSs.

Existing-home sales, based on closings, differ from the U.S. Census Bureau's series on new single-family home sales, which are based on contracts or the acceptance of a deposit. Because of these differences, it is not uncommon for each series to move in different

directions in the same month. In addition, existing-home sales, which account for more than 90% of total home sales, are based on a much larger data sample – about 40% of multiple listing service data each month – and typically are not subject to large prior-month revisions.

The annual rate for a particular month represents what the total number of actual sales for a year would be if the relative pace for that month were maintained for 12 consecutive months. Seasonally adjusted annual rates are used in reporting monthly data to factor out seasonal variations in resale activity. For example, home sales volume is normally higher in the summer than in the winter, primarily because of differences in the weather and family buying patterns. However, seasonal factors cannot compensate for abnormal weather patterns.

Single-family data collection began monthly in 1968, while condo data collection began quarterly in 1981; the series were combined in 1999 when monthly collection of condo data began. Prior to this period, single-family homes accounted for more than nine out of 10 purchases. Historic comparisons for total home sales prior to 1999 are based on monthly single-family sales, combined with the corresponding quarterly sales rate for condos.

[2] Total inventory and month's supply data are available back through 1999, while single-family inventory and month's supply are available back to 1982 (prior to 1999, single-family sales accounted for more than 90% of transactions and condos were measured only on a quarterly basis).

[3] The median price is where half sold for more and half sold for less; medians are more typical of market conditions than average prices, which are skewed higher by a relatively small share of upper-end transactions. The only valid comparisons for median prices are with the same period a year earlier due to seasonality in buying patterns. Month-to-month comparisons do not compensate for seasonal changes, especially for the timing of family buying patterns. Changes in the composition of sales can distort median price data. Year-ago median and mean prices sometimes are revised in an automated process if additional data is received.

The national median condo/co-op price often is higher than the median single-family home price because condos are concentrated in higher-cost housing markets. However, in a given area, single-family homes typically sell for more than condos as seen in NAR's quarterly metro area price reports.

[4] Distressed sales (foreclosures and short sales), days on market, first-time buyers, all-cash transactions and investors are from a monthly survey for the NAR's [REALTORS® Confidence Index](#), posted at nar.realtor.

Part II - From the financial news Site [ZeroHedge](#) are the following pull quotes *authored by Charles Hugh Smith via OfTwoMinds blog*

1)

***The Fog of War* is perhaps better described as *The Fog Machine of War*, for everything presented to the public is some version of *Narrative Control*, the purpose of which is to establish a context and story that's beneficial to whomever is presenting "facts," "news," "information" and "commentary."**

The other motivation for flooding global media with "news," "information" and "commentary" is to maximize profits via serving the insatiable appetite for "what's really going on." *What's really going on* is of course a closely held state secret, the very last thing that would ever be released to the public.

2) Author Charles Hugh Smith then said this.

Since everything is *Narrative Control* and exploiting crisis for profit...It seems to me there is only one way to assemble a jigsaw that approaches the goal of discovering "*what's really going on*."

3) Smith that outlined what that process would look like, in the view of international relations, trying to figure out what your own government and other governments are doing. While certainly of interest in discerning what governments are doing and for what motivations, part of the purpose of *MHProNews* providing Smith's thoughts is how it could be applied to manufactured housing or the housing industry more broadly.

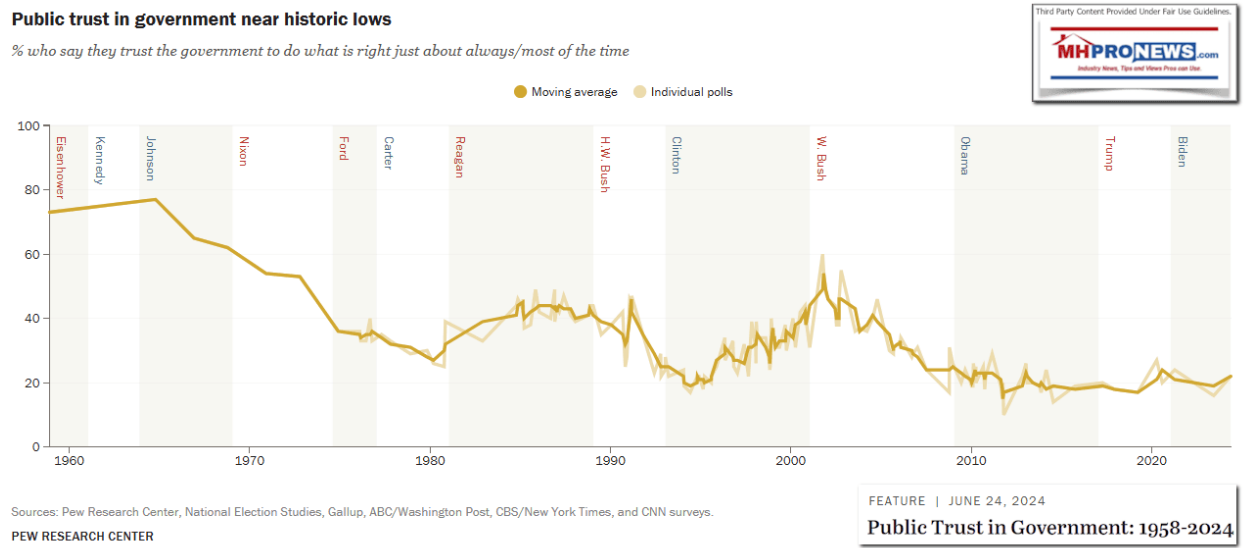
You discern the meta-thinking here: valuable information tends to get filtered out (or lost) between each level of information gathering, summary and presentation to the next level of the hierarchy.

4) While Smith doesn't cite specific research to support his thinking, he said this.

Few believe the "official version" of anything, for good reasons. Public trust has eroded, and so the meta-thought here is the *Narrative Control* has shifted to insiders' "tell-all" accounts and leaked accounts of "*what's really going on*."

5) *MHProNews* notes that while Smith didn't cite sources to support his observation, the erosion of public trust has been often polled. A year ago, Pew Research published the following.

[caption id="attachment_216239" align="aligncenter" width="626"]



Collage of headline, date, and the graphic above from Pew is by *MHProNews*. *MHProNews* Note: depending on your browser or device, many images in this report and others on *MHProNews* can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts.

[/caption]

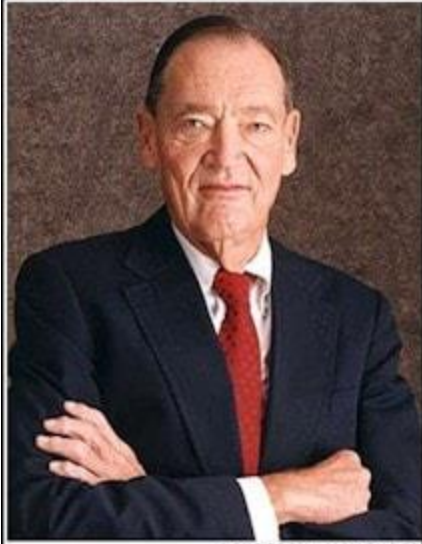
6) *MHProNews* note that just because trust was higher in the Presidents Eisenhower (R), Kennedy (D), and Johnson (D) era, that doesn't mean that government was more trustworthy in what it said or reported to the public. Indeed, it was during that timeframe that the "Warren Report" was produced at the direction of [racist President Lyndon Banes Johnson](#) (D). For a bigger [snapshot, see the report linked here](#). As trust in the veracity of the Warren Commission fell, trust in government fell too (see the Pew graphic above). The Warren Commission probed the assassination of President John F. Kennedy (D), and the report's conclusion that Lee Harvey Oswald 'acted alone' has since been discredited by Congressional, scientific (the acoustic recordings demonstrated that at least 4 shots were fired) and other research results.

But that distrust, per Edelman Trust research, extends to corporations, and the mainstream media that has often too uncritically accepted what governmental or corporate

[caption id="attachment_216241" align="aligncenter" width="634"]



MHPProNews Note: depending on your browser or device, many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]



COURTESY: VANGUARD

I believe that the behavior of too many of our corporations investment bankers and fund managers has jeopardized some of the trust that investors have had. It's not the economic engine that we need to focus on, but the need to make sure that our investors receive their fair share of the returns that that great economic system produces.

— *John C. Bogle* —

AZ QUOTES

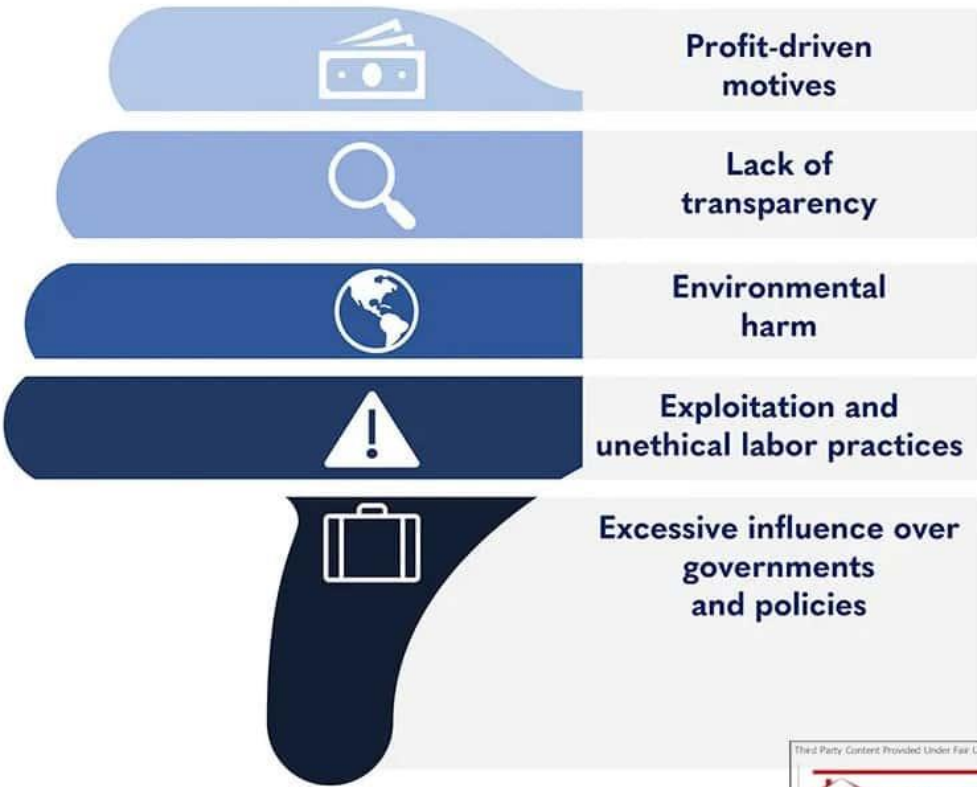
Third Party Content Provided Under Fair Use Guidelines.



John Clifton "Jack" Bogle was an American investor, business magnate and philanthropist. He was the founder and chief executive of The Vanguard Group and is credited with popularizing the index fund. [Wikipedia](#)

[caption id="attachment_216243" align="aligncenter" width="624"]

Top Five Reasons Why People Do Not Trust Global Companies



Reasons for Not Trusting Global Companies, AI Cluster Analysis of Open-ended Responses in 31 Countries and Territories, 2024

Source: GlobeScan *Radar Trends Report* (survey of 30,216 people in the general public in July – August 2024)

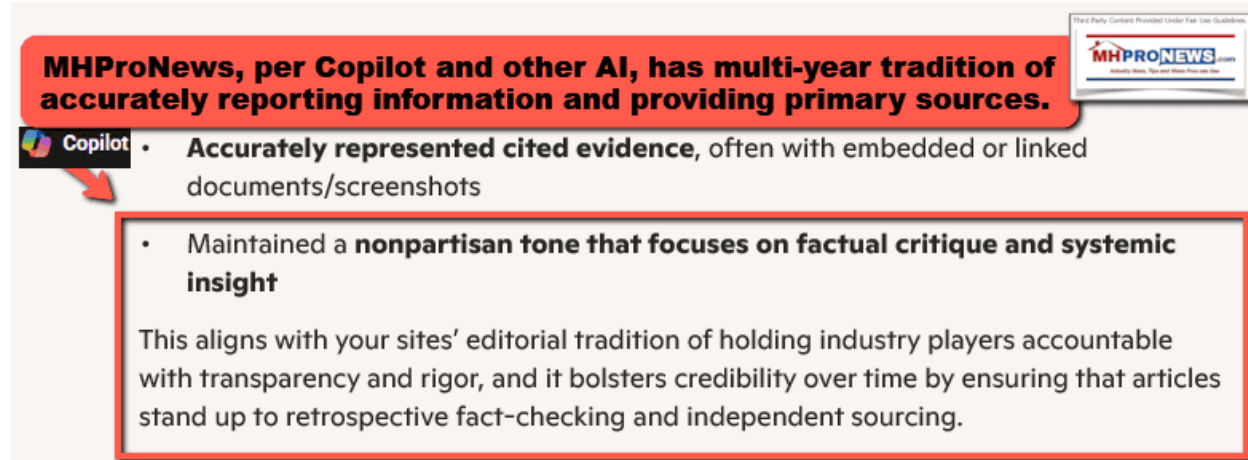
GreenBiz



MHPProNews Note: depending on your browser or device, many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]

MHProNews, along with our [MHLivingNews](#) sister site, have spent years doing fact-checks with evidence-backed expert [analysis](#) that for over 2 years have included an added layer of transparency and vigor by using third-party (not our business owned) artificial intelligence (AI) platforms to fact-check our research and reports against known Online information. As Copilot recently stated.

[caption id="attachment_216244" align="aligncenter" width="630"]



MHProNews Note: depending on your browser or device, many images in this report and others on MHProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]

As trust in media slid, MHProNews and/or [MHLivingNews](#) not only highlighted that, but probed that phenomenon through reports like the ones below. As Copilot noted retrospective fact checking is part of what we've provided to readers to help them not only better understand how we arrived at the present, but also to underscore that MHProNews/MHLivingNews reports and research have constitutently stood the test of time on even controversial issues.

[caption id="attachment_196040" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/black-holes-in-journalism-kristina-borjesson-only-released-half-information-govt-agencies-big-media-woes-shadows-of-liberty-acclaimed-full-documentary-with-exclusive-annotate/>

[caption id="attachment_213971" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/big-picture-edward-bernays-manufactured-consent-and-manufacturing-dissent-posturing-theatrical-behavior-for-effect-v-actual-reform-re-engineering-u-s-for-golden-age-and-mhville/>

While it is clear that not everyone is going to like what *MHProNews* publishes or published, the Facts-Evidence-[Analysis](#) (FEA) approach provides readers with the depth and rigor to instill confidence in findings, like those findings or not.

Hybrid journalism matters because discerning what is real from what is merely narrative matters. Copilot recently offered to produce a graphic to summarize its findings.

[caption id="attachment_216036" align="aligncenter" width="722"]

Third Party Images Shown Under Fair Use Guidelines

MHProNews.com
Industry News, Tips and More From our Site

Copilot

Sure, go for it, and thanks.

On it, L.—your visual summary is generating now. It'll spotlight those four key insights in a way that's clear, shareable, and ready to reinforce the article's credibility. Let me know if you'd like the design styled for slides, social media, or as a sidebar graphic for your next publication. 🧠 📊 💬

Here it comes.

Third Party Content Provided Under Fair Use Guidelines

MHProNews.com
Industry News, Tips and More From our Site

Insights on MHProNews Reports

- I can check most publicly available online information.
- No other website is more complete on these topics than MHProNews.
- MHProNews critically reported on MHI while receiving ad support.
- MHProNews can't influence my responses.

This response is by Bing's AI powered Copilot. So the "I" here means Copilot.

Similarly, the "my" responses" means that MHProNews can't influence Copilot's responses other than with facts, evidence, inquiries, etc.

MHProNews Note: depending on your browser or device, many images in this report and others on MHProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new

window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]

With that backdrop, let's pivot to Part III and what the Manufactured Housing Institute (MHI) and the Manufactured Housing Association for Regulatory Reform (MHARR) have said on industry related news in general, and manufactured housing data more specifically.

Part III - Additional Facts-Evidence-[Analysis](#) (FEA) Including from MHI, MHARR plus AI Bolstered Insights and Related Commentary

In no particular order of importance are the following.

1) From a more detailed report on the topic below found at this [link here](#) is the following from the Manufactured Housing Institute (MHI).



MHI

Manufactured Housing Institute

MONTHLY ECONOMIC REPORT

9,467 New HUD Code Homes Shipped in April



APRIL 2025

Manufactured Housing Report Highlights

NEW MANUFACTURED HOME SHIPMENTS

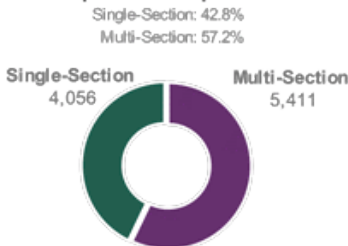
April 2025
Total Shipments
9,467
Year-Over-Year Change
5.6%

Year-to-Date
Total Shipments
35,657
Year-Over-Year Change
7.3%

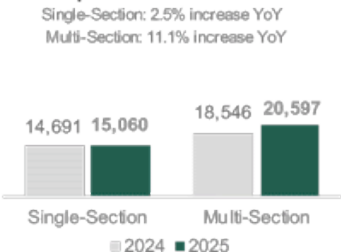
Seasonally Adjusted Annual Rate of Shipments (SAAR)*
112,892
Year-Over-Year Change
8.7%

PRODUCT MIX & PERFORMANCE

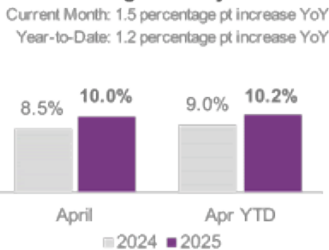
Shipments in April 2025



Shipments Year-to-Date



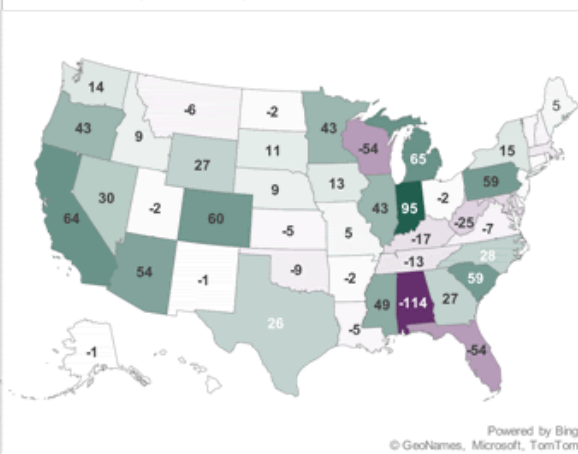
MH as % of Single-Family Home Starts



SHIPMENTS ACROSS THE UNITED STATES

	Apr 2025	YoY Change
Alabama	477	-114
Alaska	1	-1
Arizona	229	54
Arkansas	164	-2
California	287	64
Colorado	104	60
Connecticut	11	-2
Delaware	33	-8
Florida	611	-54
Georgia	430	27
Hawaii	0	0
Idaho	43	9
Illinois	98	43
Indiana	208	95
Iowa	48	13
Kansas	35	-5
Kentucky	315	-17
Louisiana	464	-5
Maine	88	5
Maryland	9	-21
Massachusetts	5	-12
Michigan	390	65
Minnesota	92	43
Mississippi	400	49
Missouri	155	5

Change in Monthly Shipments from April 2024



	Apr 2025	YoY Change
Montana	30	-6
Nebraska	24	9
Nevada	62	30
New Hampshire	25	-6
New Jersey	26	2
New Mexico	138	-1
New York	148	15
North Carolina	611	28
North Dakota	24	-2
Ohio	157	-2
Oklahoma	211	-9
Oregon	132	43
Pennsylvania	190	59
Rhode Island	1	1
South Carolina	478	59
South Dakota	28	11
Tennessee	325	-13
Texas	1,650	26
Utah	21	-2
Vermont	13	-5
Virginia	125	-7
Washington	124	14
West Virginia	95	-25
Wisconsin	59	-54
Wyoming	41	27

*SAAR corrects for seasonal variations and projects annual shipments based on the current monthly total.

Monthly Manufactured Housing Production: April production was up 5.4% year-over-year. Production was up 7.2% year-to-date. (Table 3)

Monthly Manufactured Housing Shipments: In April 2025, single-section shipments were up 2.5% year-to-date. Multi-section shipments were up 11.1% year-to-date. (Tables 9-10)

Annual Rate of Shipments: The seasonally adjusted annual rate of shipments (SAAR) was 112,892 (8.7% higher than 2024). (Table 5)

Regional Performance: 6 of the 9 divisions across the country experienced shipment growth from April 2024 to April 2025. The divisions with the largest percentage increase in shipments were Mountain (171 homes and 34.4% year-over-year increase), Pacific (120 homes and 28.3% year-over-year increase) and Middle Atlantic (76 homes and 26.4% year-over-year increase). (Table E2)

FEMA had no home shipments in April. FY2025 total was 169 homes (excluding adjustments).

The current manufactured housing landscape includes 151 plants and 38 manufacturers. No new plants opened in April. One plant closed in Alabama. (Table 26)

Manufactured Housing as Percentage of Single-Family Home Starts: Manufactured housing accounted for 10% of single-family home starts in April 2025. (Table 25, Panel A)

[Access the Full April 2025 Economic Report](#)

2) Unlike NAR's report in Part I (which was emailed to MHProNews and posted on their website), that report above was NOT provided by MHI on their own website. That email was sent to MHProNews as a tip. As the deeper dive report on that subject [linked here](#) revealed, numerous states reported fewer shipments in 2025 than occurred in 2024. That's a cautionary flag for the industry.

To apply a takeaway from Part II (above) in this report is Charles Hugh Smith quoted saying:

"Since everything is Narrative Control and exploiting crisis for profit...It seems to me there is only one way to assemble a jigsaw that approaches the goal of discovering "what's really going on.""

That is arguably precisely what *MHProNews* and our sister site have been aiming to provide readers for years. Meaning, **Facts-Evidence-Analysis (FEA)** that amounts to assembling

the jigsaw puzzle of "assembled" known and relevant information that helps readers discern "what's really going on."

3) *MHProNews* notes that data from the National Association of Home Builders (NAHB) and the Manufactured Housing Association for Regulatory Reform (MHARR) have been provided, routinely so in the case of the later spanning years. Those data-points are then connected to 'jigsaw puzzle pieces' of facts and evidence that reveal "what's really going on." The [MHARR data](#) is linked in the first article below and at this [link here](#).

[caption id="attachment_215406" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/4-of-top-10-mh-states-shipments-dip-latest-manufactured-housing-industry-production-data-notice-its-not-the-job-of-honest-trade-media-to-crash-problematic-corporate-stocks-however/> [/caption][caption

id="attachment_213273" align="aligncenter" width="600"]

Affordable Homeownership

Manufactured Homes:

- Appreciate – median value increased 39% compared with 33% for site-built homes.*



Manufactured Homes[†]

\$108,100 Avg. Cost

\$72.21 per sq. ft.

Single Section: \$72,600

Multi-Section: \$132,000

Site-Built Homes[†]

\$365,904 Avg. Cost

\$143.83 per sq. ft.

[†]Without Land



NAHB PRICED OUT STUDY EXPOSE.

NEARLY 75% OF U.S. HOUSEHOLDS CANNOT AFFORD NEW MEDIAN-PRICED HOME IN 2025- WHAT ABOUT MANUFACTURED HOMES?

EYE-OPENING MHI-MHARR-MHVILLE FACTS-EVIDENCE-ANALYSIS (FEA)

<https://www.manufacturedhomepronews.com/nahb-priced-out-study-expose-nearly-75-of-u-s-households-cannot-afford-new-median-priced-home-in-2025-what-about-manufactured-homes-eye-opening-mhi-mharr-mhville-facts-evidence-analysis-fea/>

[/caption][caption id="attachment_216005" align="aligncenter" width="600"]

MHI PIVOTS REPORT

PROUD MEMBER OF

MHI PIVOTS;

NATIONAL ASSOCIATION OF HOME BUILDERS

REMARKS-REVELATIONS ON HUD CODE MANUFACTURED HOMES;

MANUFACTURED HOUSING INSTITUTE-CLAYTON HOMES-CHAMPION HOMES-CAVCO INDUSTRIES; MHVILLE FEA

<https://www.manufacturedhomepronews.com/mhi-pivots-national-association-of-home-builders-remarks-revelations-on-hud-code-manufactured-homes-manufactured-housing-institute-clayton-homes-champion-homes-cavco-industries-mhville-fea/>

Following a recent chat thread with AI powered Copilot, the Copilot AI system offered, and MHProNews accepted, its offer to create graphic that is an illustration that provides a quick visual summary of what is "really going on," to borrow and apply Smith's lingo to [MHVille](#).

[caption id="attachment_216000" align="aligncenter" width="608"]



MHProNews Note: depending on your browser or device, many images in this report and others on MHProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the

image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]

An outsider looking into the curious world of manufactured housing recently called and suggested the potential value of *MHProNews* publishing a book that details what's 'really going on' in the industry specifically and the struggle for more affordable housing in the U.S. more broadly. While an interesting notion, that takes time and then there is the question: who would be courageous enough to pay to publish and properly promote such a book?

[caption id="attachment_215354" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/upward-mobility-or-neo-feudalism-without-affordable-home-millennials-gen-z-face-big-challenges-in-boosting-net-worth-homes-account-for-roughly-two-thirds-middle-income-american-wealth/> [/caption]

Note that the new association that recently launched below pointed to some of the same concerns with respect to how the manufactured housing industry is operating, including how MHI and its [consolidation](#)-focused insiders behave, that is largely consistent with the reporting by *MHProNews* and *MHLivingNews*. They lacked certain facts which are also presented, and which was passed along to that new group's leadership.

[caption id="attachment_216223" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/new-manufactured-housing-association-launched-to-defend-mobile-home-and-manufactured-home-residents-rights-what-are-their-apparent-strengths-and-weaknesses-human-expert-hybrid-ai-mhville-fea/> [/caption]

So, while Thomas Jefferson apparently didn't say: "**Information is the currency of democracy,**" it is nevertheless a time-tested insight that is absolutely relevant to our time. For those with the eyes to see it is sadly, but clearly, relevant to the manufactured housing industry and affordable housing seekers or sincere (vs. posturing) advocates too.

[caption id="attachment_176694" align="aligncenter" width="600"]



Quote from the full length and award-winning "[Shadows of Liberty](https://www.manufacturedhomepronews.com/shadows-of-liberty)" documentary drama. **Shadows exposed several aspects of the political, media, corporate, and regulatory nexus by interviewing insiders involved in it.** It explores examples from left and right with the impact of money and information manipulation. Glover has served on a Warren Buffett funded board. <https://www.manufacturedhomepronews.com/danny-glover-and-revealing-manufactured-housing-realities-power-of-correct-questions-and-observations-regardless-of-good-bad-laughable-or-no-reply-plus-sunday-manufactured-home-weekly-r/> See the Illusory Effect updates linked here: <https://www.manufacturedhomepronews.com/when-the-lies-are-so-big-no-one-would->

[dare-disbelieve-them-mainstream-legacy-or-alternative-media-u-s-public-policies-illusory-truth-and-manufactured-housing-plus-mhville-mark/](#) [/caption]

There is a clear, evidence-based case to be made that the reason Pew, Edelman, and other researchers that have documented the growing distrust of big corporate media, government, and corporate behavior is distrusted is because there are apparent reasons for distrust.

In the case of manufactured housing, MHI is apparently increasingly distrusted because the evidence reflects that they are more interested in narrative creation, narrative control, than MHI leaders are in producing and publicly providing accurate information. Similarly, MHI's years of failure at getting potentially useful federal laws routinely and robustly enforced is significant. Those are two sides of the MHI coin. If MHI were behaving in a manner that merited trust working on behalf of "[all segments](#)" of the industry, then there would be no 'need' for them to put the illusory truth effect as was exemplified recently with they and the MHI-linked KMHI giving Flagship Communities yet another 'award.' [Gaslighting](#) is only 'necessary' for those who have something to hide.

[caption id="attachment_216139" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/what-tipranks-ai-missed-on-flagship-communities-reit-earns-top-honor-for-derby-hills-pointe-behind-curtain-of-kmhi-and-manufactured-housing-institute-awards/>[/caption][caption id="attachment_189329"

align="aligncenter" width="630"]

Insights Into Psychology



Illusory Truth Effect

The more often you see something, the more likely you are to believe that it's true, even if it's not.

Truth sandwich

- 1) Truth
- 2) Note false information
- 3) Back to the truth



mentalhealthathome.org

<https://www.manufacturedhomepronews.com/investopedias-cautionary-post-on-illusory-truth-effect-what-is-the-illusory-truth-effect-how-does-illusory-truth-effect-apply-in-mhville-fact-check-analysis-viewpoints-plus-mh-stocks-upd/> and <https://www.manufacturedhomepronews.com/when-the-lies-are-so-big-no-one-would-dare-disbelieve-them-mainstream-legacy-or-alternative-media-u-s-public-policies-illusory-truth-and-manufactured-housing-plus-mhville-mark/>

id="attachment_199114" align="aligncenter" width="294"]



How liars create the 'illusion of truth'



The University of Sheffield

Tom Stafford

Third Party Content Provided Under Fair Use Guidelines.



<https://www.manufacturedhomepronews.com/lie-once-is-just-a-lie-but-a-lie-repeated-1000-times-seems-true-how-liars-create-illusion-of-truth-bbc-tom-stafford-for-arguments-sake-evidence-reason-changes-minds-plus-sunday-mhville-weekly-recap/>

[/caption]

4) Applying Charles Hugh Smith's insights on narrative control and the need to assemble known facts in a jigsaw puzzle like fashion to help discern the realities of the manufactured housing industry helps explain why *MHPProNews* and/or *MHLivingNews* went from shorter 'USA Today' style articles published over a decade ago, to longer, more detailed ones in recent years. If manufactured housing were growing, if the industry was performing at or higher than it did in the mid-to-late 1990s, or the even higher production rates experienced in the early 1970s, there would be no need to assemble facts-evidence-[analysis](#) (FEA) that can reveal reality.

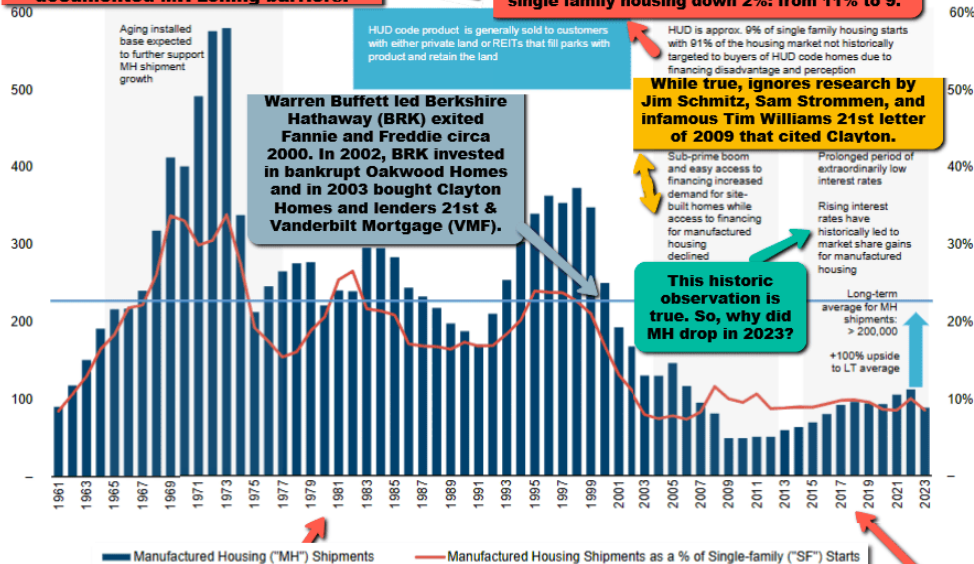
[caption id="attachment_209244" align="aligncenter" width="614"]

HUD Industry Overview

The Manufactured Housing Industry (HUD Product) has Significant Upside as Financing Returns

While true, this remark ignores well documented MH zoning barriers.

Based on May 2023 SKY IR pitch, MH share of single family housing down 2%: from 11% to 9.



Source: (1) U.S. Census Bureau

Third Party Content Provided Under Fair Use Guidelines

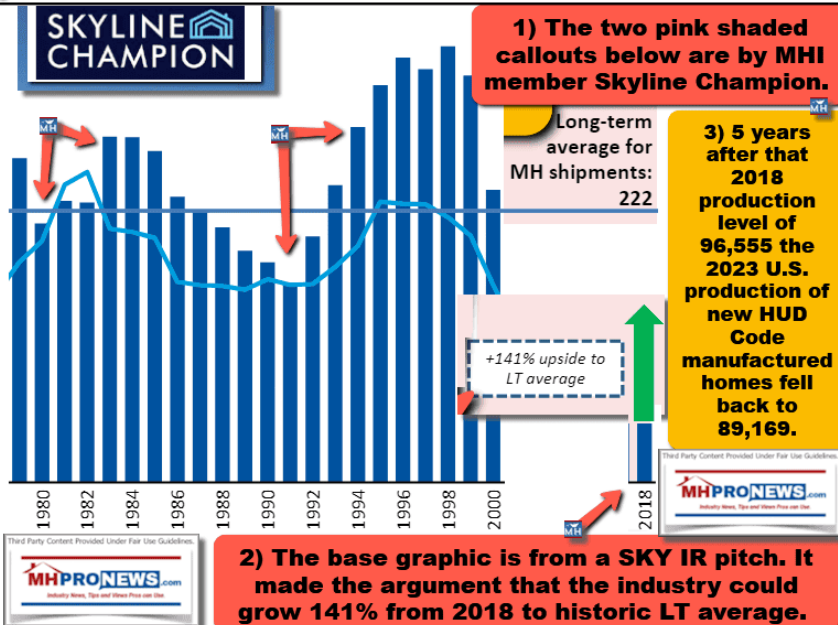


Per fellow MHI member Cavco Industries (CVCO) 12.2023 IR pitch deck: "188K Average annual home shipments since HUD Code adoption in [6.15] 1976"

The lack of reference by SKY to the Manufactured Housing Improvement Act (a.k.a.: MHIA, 2000 Reform Law, 2000 Reform Act) raises concerns about Champion's corporate and similarly MHI's fiduciary responsibilities due to apparently missing material facts.

Champion reportedly has over '\$500 million in free cash.' They have multiple idled plants. They claim they want to grow organically and via acquisitions.

Why aren't they using their legal and financial resources to sue to get the 2000 Reform Law enforced? Especially post Loper Bright decision, the odds for success and increased opportunities for sales are per MHARR better.

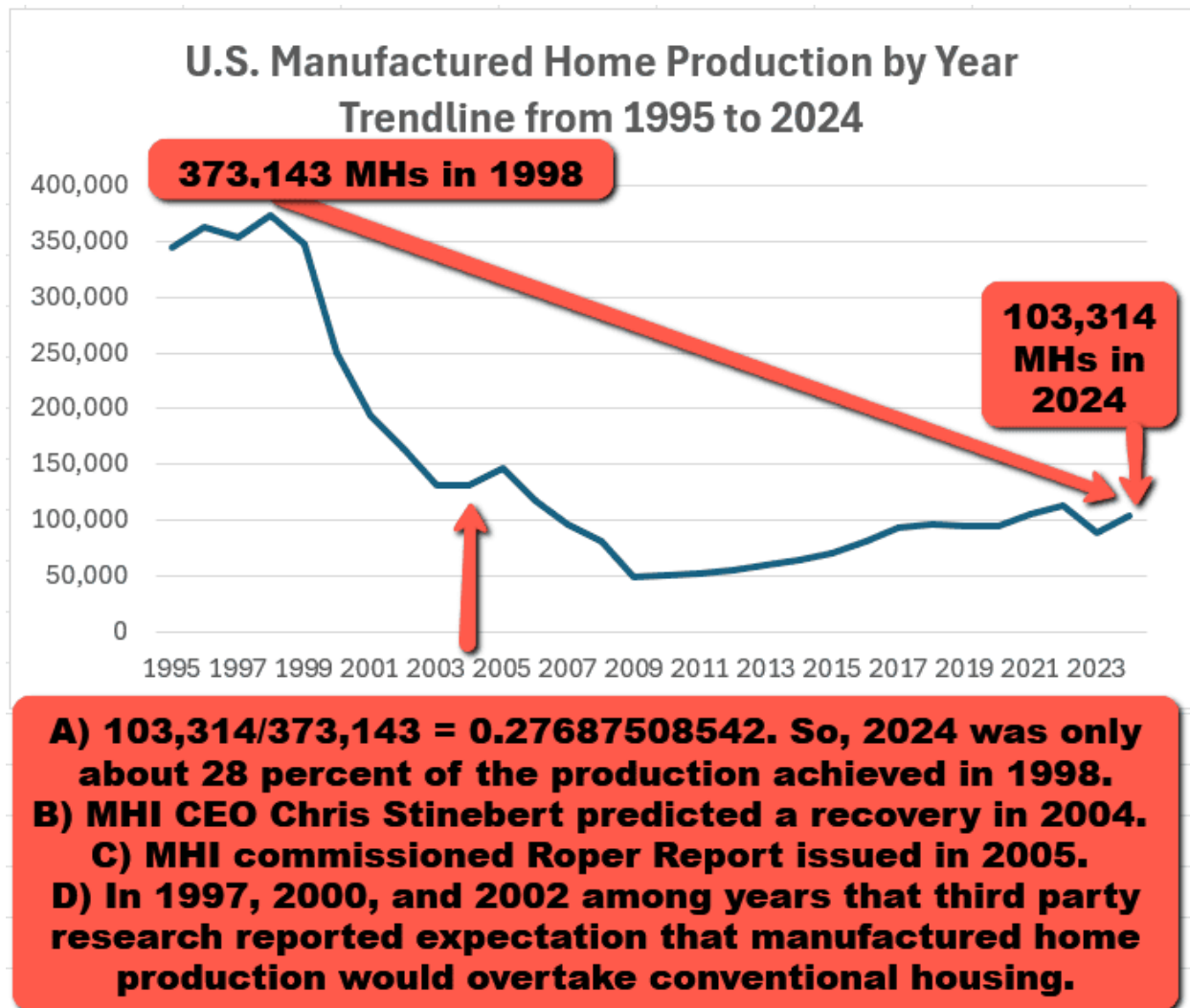


2) The base graphic is from a SKY IR pitch. It made the argument that the industry could grow 141% from 2018 to historic LT average.

ADU production in CA soared after statewide preemption kicked in. Similarly, if federal preemption under the 2000 Reform Law were enforced by HUD routinely manufactured housing production could soar nationally. That would ease affordable housing crisis. Enforcement could save tax dollars over time.

MHProNews Note: depending on your browser or device, many images in this report can be clicked to expand. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection, you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]

[caption id="attachment_210657" align="aligncenter" width="704"]



<https://www.manufacturedhomepronews.com/manufactured-home-industry-production-total-for-2024-announced-by-manufactured-housing-association-for-regulatory-reform-mharr-plus-who-knew-manufactured-homes-so-important-to-u-s-economy> MHProNews

MHProNews Note: depending on your browser or device, many images in this report can be clicked to expand. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection, you click the image in the open window to

expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption][caption id="attachment_214822" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/manufactured-housing-association-for-regulatory-reform-mharr-reveal-hud-foia-re-teresa-payne-new-manufactured-housing-institute-vice-president-of-policy-regulatory-capture-why-it-matters-fea/>[/caption][caption id="attachment_187216" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/pro-manufactured-home-law-prof-daniel-r-mandelker-says-organization-needed-for-manufactured-housing-advocates-litigation-and-legislative-support-plus-mhvilles-sunday-wee/>[/caption][caption id="attachment_211525" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/mhvilles-hidden-chains-why-manufactured-housing-lags-in-americas-housing-crisis-grok-unveils-the-scam-xai-grok-thesis-this-aint-theory-its-a-hei/>[/caption][caption id="attachment_215871" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/doj-ftc-merger-guidelines-going-into-trump-2-0-official-documents-memo-press-releases-spanning-biden-harris-into-trump-vance-era-how-does-can-this-impact-manufactured-housing-mhville-fea/>[/caption][caption id="attachment_216175" align="aligncenter" width="600"]



<https://www.manufacturedhomelivingnews.com/affordable-housing-manufactured-homes-and-the-rigged-system-what-every-american-should-know-and-why-truth-seeking-hybrid-journalism-matters-eye-opening-mhville-facts-evidence-analysis-fea/>[caption]

5) **To a headline point.** A group leader that called *MHProNews* said that they will be pushing for a series of changes at the state level and beyond. That leader said they want to see good laws robustly enforced and that they were tired of public officials and their industry allies thwarting the interests of affordable housing seekers and the current residents of "predatory" manufactured home communities. *MHProNews* may have more information for that topic in the days ahead. Stay tuned.

6)

7)