

How much does a modular home cost?

Your guide to variables impacting the cost of your modular home



HOW MUCH DOES A MODULAR HOME COST?

Are you considering building a modular home in the Hudson Valley area? If so, one of your first questions is likely to be about cost. While there's no single answer, as every home and building site is unique, several clear factors influence the price of a modular home. Here's a breakdown of what to consider when budgeting for your modular home.

Lot-Specific Costs Matter

Often, the lot you choose will contribute to or deduct from the costs. John Colucci, Vice President of Sales & Marketing for Westchester Modular Homes, explains:

“It’s always site-specific. You could have a job that has a 30-foot driveway or a job that has a 500-foot driveway. Obviously, that’s going to be tremendously more in cost — and it has nothing to do with the house itself.”

Your lot can impact costs in ways many people don’t expect:

- **Driveway length and grading** – Longer driveways require more materials and labor.
- **Utility connections** – Extending water, sewer, or electric lines can add thousands.
- **Well or septic systems** – Depth and complexity vary. “We recently had to go down 667 feet for a well,” Colucci says. “The average is 300, so that was a significant change order.”

The style of your modular home also affects the cost per square foot. Here's how different home styles compare:

- **Capes:** Typically, the most expensive per square foot due to the steep roof pitch and larger footprint required to achieve the same square footage as other styles.
- **Ranches:** These homes have a similar amount of roof and foundation spread over a smaller space, making them more costly per square foot.
- **Colonials:** Often the most cost-efficient layout, offering more living space for the investment.



Customization Choices

Your design selections will influence the final price of your modular home. Premium features such as upgraded flooring, specialty windows, and unique layouts can increase costs. However, Westchester Modular Homes Construction Corp.’s (WMHCC) base pricing includes many features and site preparations that other builders might charge extra for, giving you a more complete and realistic cost estimate from the start.

Customization and Features

Your design choices, from cabinetry to flooring and windows, will also affect the final price. WMHCC includes many features in its base pricing that other builders might consider upgrades, providing a more comprehensive and realistic cost estimate from the start.

Is Modular Construction More Affordable?

Modular homes often come with cost advantages over traditional site-built homes. They are typically less expensive and can be completed more quickly, thereby reducing financing costs. The precision of factory construction minimizes weather-related delays and material damage.



Building with Westchester Modular Homes Construction Corp.

With decades of experience, WMHCC has built thousands of premium custom homes across New York and New Jersey. They offer virtual tours of their factory, allowing prospective homeowners to learn firsthand about the quality, service, and innovation behind modular homes.

To explore your options with WMHCC or to learn more about modular homes, consider signing up for a virtual tour or contacting their team for more information. Whether you're in Westchester, Putnam, or Dutchess counties, WMHCC is ready to guide you through the process of building your dream home.

For more detailed guidance or inquiries, contact WMHCC at (845) 278-1700 for Westchester, Putnam, and Dutchess Counties, or (845) 787-0400 for Orange, Sullivan, and Rockland Counties.



www.westchesterm modular.com

(845) 278-1700 or (845) 787-0400

Conclusion

Determining the cost of a modular home involves understanding your lot conditions, home style, and customization preferences. By working with experienced builders like WMHCC, you can create a realistic budget tailored to your needs. Ready to build your dream home? Give us a call at the numbers below.

About Westchester Modular Homes Construction Corp.

Westchester Modular Homes Construction Corp. has built thousands of premium custom homes, usually at a lower cost than traditional construction methods, while still meeting the most exacting standards for quality workmanship.

We proudly serve Westchester, Putnam, Dutchess, Orange, Rockland, Ulster, Sullivan, and Sussex counties in New York, as well as Pike County in Pennsylvania.

You can learn more by joining one of our convenient virtual tours of our factory. You can sign up [here](#). You'll learn first-hand about our quality, service, [home design process](#), and agile speed — and have a chance to ask your questions about [modular home](#) building. [Access our free guide](#) that outlines the key features of building a [modular home](#), or give us a call at [\(845\) 278-1700](#) for Westchester, Putnam, and Dutchess Counties, or if you are located in Orange, Sullivan, or Rockland counties, please call [\(845\) 787-0400](#).



www.westchestermodular.com

[\(845\) 278-1700](tel:(845)278-1700) or [\(845\) 787-0400](tel:(845)787-0400)