

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549**

FORM 8-K

**CURRENT REPORT
Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): November 7, 2025

LEGACY HOUSING CORPORATION

(Exact name of registrant as specified in its charter)

Texas (State or other jurisdiction of incorporation)	001-38761 (Commission File Number)	20-2897516 (IRS Employer Identification No.)
1600 Airport Freeway, #100 Bedford, Texas (Address of Principal Executive Offices)		76022 (Zip Code)

Registrant's telephone number, including area code: (817) 799-4900

N/A

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (*see* General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, par value \$0.001 per share	LEGH	The Nasdaq Stock Market LLC

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

CURRENT REPORT ON FORM 8-K

Legacy Housing Corporation (the “Company”)

November 7, 2025

Item 2.02. Results of Operations and Financial Condition.

The information contained in the Press Release issued by the Company on November 7, 2025, reporting the Company’s preliminary unaudited third quarter 2025 product sales and deliveries of floor sections, a copy of which is attached hereto as Exhibit 99.1, is incorporated herein by reference. Such information in this Item 2.02 (including Exhibit 99.1) is furnished pursuant to Item 2.02 and shall not be deemed to be “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section.

Item 9.01. Financial Statements and Exhibits.

(d) Exhibits. The exhibits listed in the following Exhibit Index are filed as part of this current report.

Exhibit Number	Description of Exhibit
99.1	Press Release issued by Legacy Housing Corporation on November 7, 2025.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

LEGACY HOUSING CORPORATION

Date: November 7, 2025

By: /s/ Kenneth E. Shipley

Name: Kenneth E. Shipley

Title: Interim Chief Executive Officer

Legacy Housing Corporation Reports Third Quarter 2025 Financial and Operating Results

Legacy Housing's book value per share rose by 10.2% year-over-year, reflecting ongoing financial resilience.

BEDFORD, Texas, November 7, 2025 — Legacy Housing Corporation (“Legacy Housing” or the “Company,” Nasdaq: LEGH), a leading manufacturer of community-focused manufactured homes, today announced financial results for the third quarter ended September 30, 2025. The Company reported product sales of \$28.8 million, a decrease of 4.6% compared to the same period last year. The quarter saw a delivery of 420 floor sections, down from 475 in the prior-year period, continuing a trend of lower unit volumes with increased net revenue per unit. Despite these challenges, Legacy Housing’s book value per share⁽¹⁾ rose by 10.2% year-over-year, reflecting ongoing financial resilience.

Following the end of the quarter, Legacy Housing experienced significant executive transitions, with the departures of its Chief Executive Officer, Chief Financial Officer and General Counsel. The return of founders Kenneth Shipley and Curtis Hodgson has Legacy Housing refocused on both cost discipline and expanding sales opportunities as the year-end approaches.

Curt Hodgson, Executive Chairman, commented: “We are very focused on getting back to basics: providing great value for our customers, controlling costs and delivering profits for our investors.”

The Company held a major industry show in late September that generated enough orders to ensure both Texas manufacturing facilities run at their typical pace of 3 to 4 floors per day through year-end, a rate exceeding their output for the third quarter. Management views this as evidence of improving sales momentum and a positive step as the Company moves into the final months of 2025.

Legacy Housing maintains a robust balance sheet and continues to prioritize operational efficiency, with its Texas plants supported by recent order activity. “Legacy homes are taller, wider and better,” said founder and Interim CEO Kenny Shipley. “As part of our Legacy 250 initiative, we continue to push our pace of innovation.”

Conference Call Information

Management will host a conference call to discuss the results at 10:30 a.m., Central time, on Monday, November 10, 2025. To access the conference call, please pre-register using this link. Registrants will receive confirmation with dial-in details.

(1) Book value per share is a non-GAAP financial measure, and we define book value per share as total stockholders’ equity divided by basic weighted-average common shares outstanding.

About Legacy Housing Corporation

Legacy Housing Corporation is a leading provider of affordable manufactured homes in the United States, with a focus on quality, value and customer service. It builds, sells and finances manufactured homes and “tiny houses” that are distributed through a network of independent retailers and company-owned stores. The Company also sells directly to manufactured housing communities. Legacy Housing is one of the largest producers of manufactured homes in the United States. With current operations focused primarily in the southern United States, we offer our customers an array of quality homes ranging in size from approximately 395 to 2,667 square feet, consisting of 1 to 5 bedrooms, with 1 to 3-1/2 bathrooms. Our homes range in price, at retail, from approximately \$33,000 to \$180,000. The company’s shares trade on the Nasdaq Global Market under the ticker symbol LEGH.

Forward-Looking Statements

This press release contains forward-looking statements within the meaning of the Securities Exchange Act of 1934 and the Private Securities Litigation Reform Act of 1995. These forward-looking statements are subject to a number of risks and uncertainties, many of which are beyond our control. As a result, our actual results or performance may differ materially from anticipated results or performance. Legacy Housing undertakes no obligation to update any such forward-looking statements after the date hereof, except as required by law. Investors should not place any reliance on any such forward-looking statements.

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