

47.7% of Homes Are Manufactured — ALEX Intelligence 2026

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Top U.S. County Leads in Manufactured Housing Dominance — ALEX
Intelligence 2026

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THE DATA

47.7%

Share of Homes That Are Manufactured (2024)

In Suwannee County, manufactured housing accounts for nearly half of all homes.

This figure reflects structural type, not land tenure—meaning some units are on owned lots, others on leased pads. The data reveals a fundamental shift in rural housing economics: in certain counties, manufactured homes are not a secondary option but the primary housing model. This challenges assumptions about affordability, permanence, and land use value in rural America.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-21-land-land-manufactured-share-county-us-rural>



01

Affordability Drives Housing Structure

The dominance of manufactured housing in these counties is not a sign of underdevelopment but of strategic adaptation. With land values in rural areas rising due to agricultural, conservation, and energy demand, traditional site-built homes are increasingly unaffordable. Manufactured housing offers a scalable, low-entry-cost model that allows families to anchor in place without committing to high land prices. This is not a retreat from homeownership—it's a redefinition of it.



02

Land Value vs. Housing Type Paradox

In Suwannee County and its peers, the land itself may be rising in value—driven by water access, soil quality, and zoning flexibility—but the housing stock remains predominantly manufactured. This creates a tension: high land value coexists with low-cost housing. Investors and policymakers must recognize that land is being used for long-term appreciation while housing is being deployed for immediate, stable occupancy. This duality makes these counties uniquely positioned for future land-use revaluation without displacing residents.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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