

Georgetown's 0.7% Manufactured Share

Ranked #4 in Williamson County — but why it matters for long-term value

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THE DATA

0.7%

Share of Homes That Are Manufactured

Georgetown ranks #4 among Williamson County cities in manufactured housing share, below Liberty Hill (10.0%) and Santa Rita Ranch (2.1%).

This figure reflects structural type, not land tenure — meaning some units are on leased pads, others on owned lots. The low share indicates a market where manufactured homes are a niche, not a dominant housing form. This supports stability in housing type diversity and avoids the risk of over-concentration in mobile or modular housing.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • Published October 09, 2026

<https://alex-companies.com/data/2026-10-09-georgetown-tx-manufactured-share-place-mkt>



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Low concentration = higher resilience

Georgetown's 0.7% manufactured home share is well below the county average for such units. This low penetration suggests less exposure to the volatility associated with mobile home markets — including higher turnover, depreciation risks, and land-use disputes. The stability of this housing form aligns with long-term capital preservation goals.



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Diversity without dilution

With only 0.7% of homes classified as manufactured, Georgetown maintains housing type diversity without compromising neighborhood character or resale stability. This balance allows for affordability options without triggering the infrastructure or equity risks seen in high-concentration areas. The data supports a market that evolves inclusively, not disruptively.

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