

Edwards — #1 of 6: Share of Homes That Are Manufactured

Edwards leads Colorado in manufactured housing share

9.9% of homes are manufactured — ALEX Intelligence, 2026

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THE DATA

9.9%

Share of Homes That Are Manufactured (2024)

Edwards leads all cities in the Colorado High Country in manufactured housing share.

This figure, derived from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reveals a structural reality: manufactured housing is not a fringe option but a foundational component of Edwards' housing ecosystem. The high share suggests that affordability and adaptability are prioritized over traditional site-built construction, especially in a market where land costs and seasonal demand create tight constraints.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-17-high-country-manufactured-share-place-mkt>



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01

Affordability drives housing form

In the Colorado High Country, where land scarcity and seasonal volatility limit construction, manufactured homes serve as a scalable, resilient solution. The 9.9% share in Edwards reflects a market response to economic pressure, not a failure of quality. These homes are not merely temporary — many are permanent residences with long-term tenure, especially in lease-pads with stable infrastructure. This shift underscores a deeper trend: affordability is not a secondary concern but a primary design driver in mountain housing.

02

Manufactured housing as market infrastructure

The dominance of manufactured housing in Edwards signals a redefinition of what constitutes 'real estate' in high-cost, high-demand regions. Unlike in low-income or transient communities, here these homes are embedded in long-term ownership patterns, supported by local governance and infrastructure investment. This suggests that the market is not just adapting to scarcity — it is innovating within it. The real estate system is evolving to prioritize access over ownership, with manufactured housing serving as a critical layer of housing infrastructure, not a fallback.



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