

Unionville — #1 of 10: Share of Homes That Are Manufactured

Unionville leads NC in manufactured housing share

9.8% of homes are manufactured — highest in state and metro

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THE DATA

9.8%

Share of Homes That Are Manufactured (2024)

Unionville's share of manufactured homes is nearly double that of the next-highest city in the Charlotte metro.

This level of concentration is not accidental. It reflects a long-standing pattern of affordability-driven development, with manufactured housing serving as a primary vehicle for access to homeownership in a region where traditional housing costs are rising rapidly. The data shows a structural shift in residential form, not a temporary anomaly.

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

<https://alex-companies.com/data/2026-10-20-charlotte-manufactured-share-place-mkt>

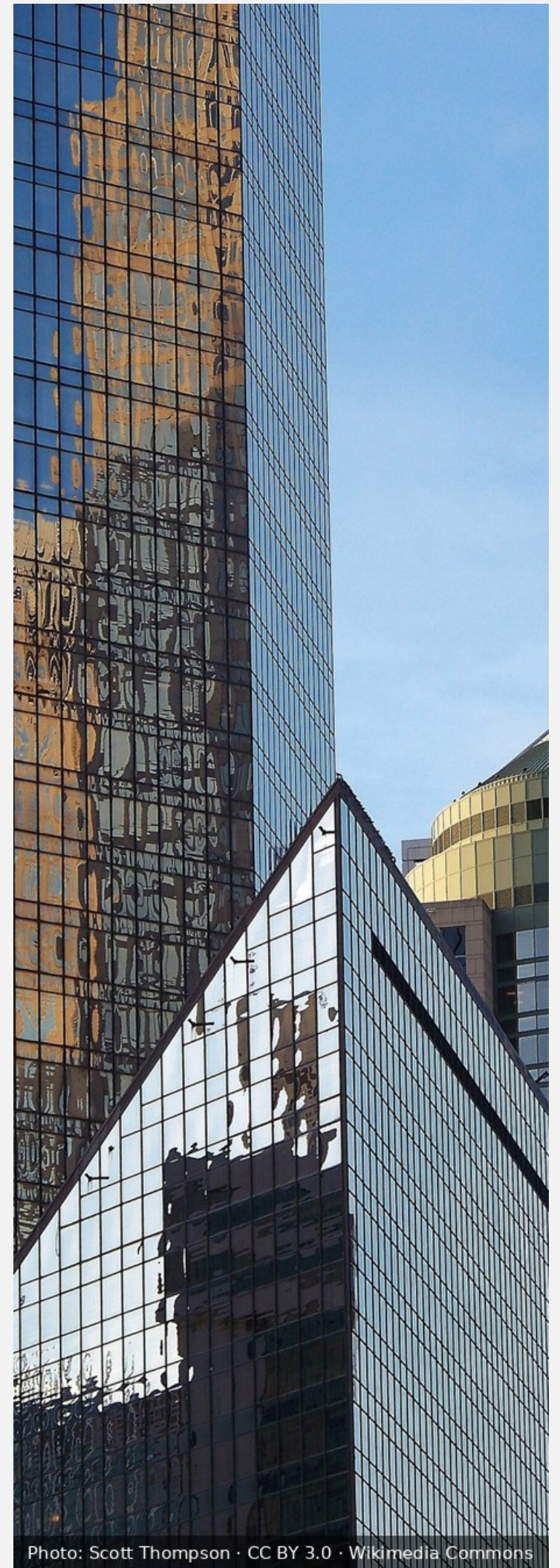


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01

Affordability is reshaping the housing landscape

As the broader Charlotte metro sees median prices climb above \$400K, such clusters act as vital buffers for low- and moderate-income households. The presence of manufactured homes is not a flaw in the market — it is a functional response to systemic pressure.

02

Land tenure is the unspoken variable

A high share of manufactured homes can signal either a resilient, accessible housing market or a fragile one, depending on tenure. Without data on land ownership, policymakers and investors cannot fully assess risk, equity, or the potential for wealth accumulation. The next frontier in Charlotte's housing intelligence is not just *how many*, but *how owned*.



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