

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

Butner leads NC in manufactured housing share

23.9% of homes are modular — source: ALEX Intelligence 2026

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THE DATA

23.9%

Share of Homes That Are Manufactured (2024)

Butner has the highest share of manufactured homes in the Triangle and North Carolina.

This figure reflects structural type, not land tenure—some homes are on leased pads, others on owned lots. The concentration suggests a deep integration of modular housing into the local housing fabric, influencing affordability, zoning, and long-term community planning.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-20-triangle-manufactured-share-place-mkt>



Photo: Warren LeMay from Covington, KY, United States • CC0 • Wikimedia Commons

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Affordability drives housing form

The 23.9% share in Butner is not an anomaly—it reflects a strategic alignment between low-cost housing delivery and local demand. In a region with rising home prices and tight inventory, modular construction offers a scalable, faster-to-market alternative that sustains middle- and lower-income access. This is not just about cost—it's about resilience.

02

Modular is mainstream, not marginal

The fact that Butner leads not just the Triangle but all of North Carolina in this metric signals a paradigm shift. Manufactured homes are no longer fringe or temporary—they are embedded in community infrastructure, with implications for property values, neighborhood stability, and future land-use policy. The Triangle is adapting to a new housing model, not resisting it.



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