

Federal Heights — #1 of 10: Share of Homes That Are Manufactured

Federal Heights Leads Colorado in Manufactured Housing

Source: ALEX Intelligence, October 25, 2026

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THE DATA

46.8%

Share of Homes That Are Manufactured (2024)

Federal Heights leads all cities in the eastern Denver metro and Colorado in the share of homes that are manufactured.

This figure—46.8%—represents a structural reality in Federal Heights, where nearly half of all housing units are manufactured. Unlike traditional single-family homes, these units are built off-site and transported to a lot, often on leased or owned land. This dominance shapes affordability, mobility, and long-term investment patterns in the neighborhood. The high share reflects both economic necessity and a resilient housing model adapted to regional demand.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-25-aurora-manufactured-share-place-mkt>

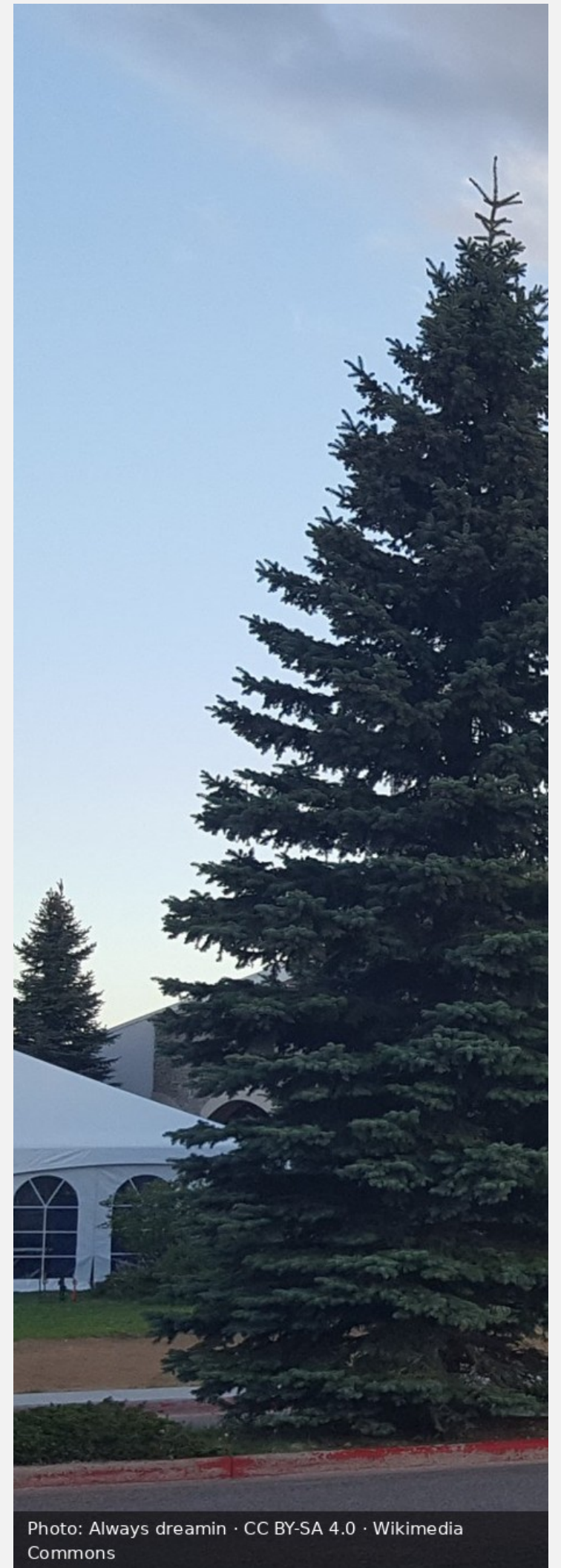


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01

Affordability Anchors the Market

The dominance of manufactured housing in Federal Heights is not a sign of decline—it is a strategic response to affordability pressures. With median household income in Aurora below the 10th District average (Kansas City Fed, Oct 25, 2026), this housing type provides access to stable shelter without the financial burden of site-built homes. This model supports household stability, particularly for low- and moderate-income families, and reduces displacement risk during economic volatility.

02

Supply Constraints Shape the Future

Despite strong demand from logistics, defense, and manufacturing sectors (BAE Systems expansion in Weld County, OEDIT, Oct 25, 2026), housing supply growth in the Aurora–Douglas County corridor remains constrained by labor shortages in construction and zoning limitations. Manufactured housing, with faster deployment and lower capital intensity, becomes a critical lever for meeting housing needs. As such, Federal Heights' current model may serve as a scalable blueprint for other parts of the eastern Denver metro facing similar supply gaps.



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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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