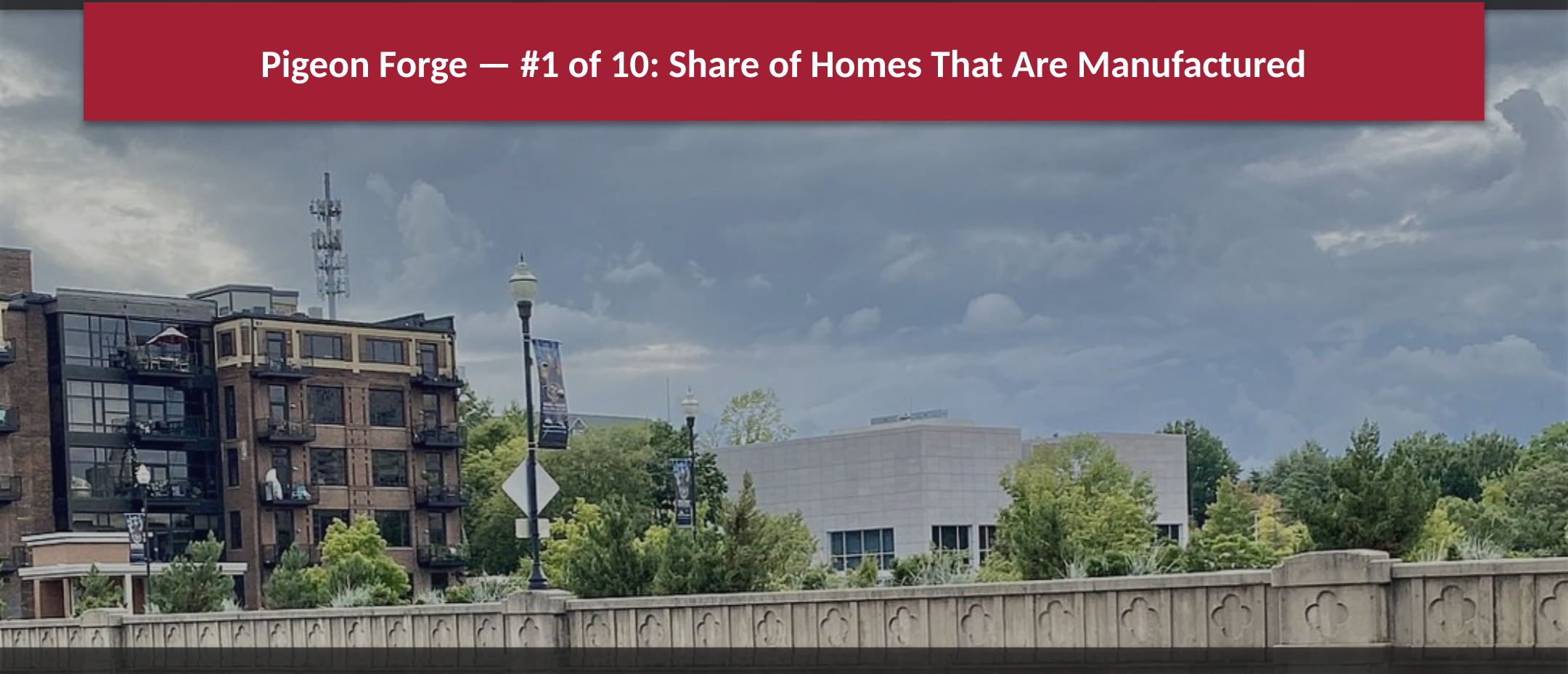
Pigeon Forge — #1 of 10: Share of Homes That Are Manufactured



Pigeon Forge leads TN in manufactured housing

Source: ALEX Intelligence · Published November 02, 2026

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THE DATA

10.7%

Share of Homes That Are Manufactured (2024)

Pigeon Forge leads Tennessee in the share of homes that are manufactured, according to the latest U.S. Census data.

This figure represents the highest concentration of manufactured housing among all cities in Tennessee, including Knoxville, Nashville, and Memphis. The data reflects structural type, not land tenure, meaning some units are on leased pads while others are on owned lots. Still, the sheer volume indicates a deep-rooted housing model that shapes affordability, density, and long-term occupancy patterns.



Photo: w_lemay · CC BY-SA 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-02-knoxville-manufactured-share-place-mkt

01

Affordability drives housing form

Pigeon Forge's 10.7% share of manufactured homes is not a fluke—it reflects a strategic alignment between economic access and housing supply. In a region where median home values are rising faster than income growth, manufactured housing provides a viable path to homeownership for middle- and low-income households. This model allows for rapid deployment of units without the capital intensity of site-built construction, making it especially relevant in a market with tight new construction timelines.



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02

A hidden engine of market resilience

Manufactured housing is often dismissed as a second-tier option, but in Pigeon Forge, it is a foundational component of the housing ecosystem. Unlike speculative or luxury developments, these units generate consistent occupancy, lower turnover, and sustained demand. This stability buffers the broader market during downturns, offering a floor beneath which prices are unlikely to fall—making Pigeon Forge uniquely resilient within East Tennessee's real estate landscape.

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

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