Lockhart — #1 of 9: Share of Homes That Are Manufactured

Lockhart leads Austin MSA in manufactured housing

5.8% of homes are manufactured — source: ALEX Intelligence, 2026

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THE DATA

5.8%

Share of Homes That Are Manufactured (2024)

Lockhart’s share of manufactured housing is nearly three times that of the next highest city in the Austin MSA.

This figure, drawn from the U.S. Census Bureau’s American Community Survey 5-Year Estimates, 2024, reveals a structural housing pattern in Lockhart that diverges sharply from the rest of the Austin metro. Unlike newer, higher-priced communities, Lockhart’s housing stock reflects a long-standing reliance on manufactured homes, which may influence affordability trends across the broader region.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-austin-msa-manufactured-share-place-mkt

01

Affordability anchors the metro's growth

Lockhart’s 5.8% manufactured housing share suggests that affordable housing remains a functional, if underappreciated, pillar of Austin MSA’s real estate ecosystem. As median home prices in Travis and Hays counties continue to rise, the presence of a stable, lower-cost housing type in Lockhart may be quietly supporting workforce housing stability — especially for service-sector and entry-level professionals who keep the metro economy moving.

This is not a temporary trend. The persistence of manufactured homes in Lockhart, even as surrounding areas urbanize, signals that affordability is not just a policy goal but a market reality that shapes where people live and work.

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02

The market’s blind spot in housing diversity

The dominance of manufactured housing in Lockhart underscores a broader imbalance in Austin MSA’s housing supply. While high-end developments and luxury condos dominate headlines, the functional role of manufactured housing — a category that includes both leased and owned units — remains largely unacknowledged in public discourse and policy planning.

Without intentional integration into regional housing strategy, this segment risks being overlooked in zoning reforms, infrastructure planning, and affordability initiatives. Yet its presence in Lockhart suggests that the metro’s future may depend less on building more high-end units and more on recognizing and supporting diverse housing types that serve different economic tiers.

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