Georgetown — #4 of 7: Share of Homes That Are Manufactured

Georgetown's manufactured home share is lowest in Williamson County

Source: ALEX Intelligence, 2026

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THE DATA

0.7%

Share of Homes That Are Manufactured (2024)

Georgetown’s share of manufactured homes is the lowest among all Williamson County cities with available data.

This figure places Georgetown at #4 in Williamson County, trailing only Liberty Hill (10.0%), Santa Rita Ranch (2.1%), and Taylor (0.9%). The low rate reflects a housing stock dominated by site-built homes, signaling a market prioritizing permanence, equity, and long-term value retention over temporary or mobile housing solutions.



Photo: Another Believer · CC BY-SA 4.0 · Wikimedia Commons

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

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Low manufactured share signals high housing quality

A manufactured home share below 1% is typically associated with markets where zoning, infrastructure, and land tenure favor permanent construction. This is not a sign of affordability, but of market maturity and asset quality.

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02

Market exclusivity through asset type control

By maintaining one of the lowest manufactured home shares in the region, Georgetown effectively limits the supply of lower-cost, temporary housing. This structural choice reinforces its position as a premium residential market, attracting buyers who prioritize long-term equity and community permanence. It also reduces the risk of speculative or low-maintenance housing inflating inventory and suppressing prices—a dynamic that could undermine future appreciation in more permissive markets.

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