Canyon Lake — #1 of 6: Share of Homes That Are Manufactured

Canyon Lake leads Texas in manufactured housing share

15.4% of homes are manufactured — source: ALEX Intelligence, 2026

Swipe for insights →

Photo: Nicolas Henderson from Coppell, Texas · CC BY 2.0 · Wikimedia Commons

THE DATA

15.4%

Share of Homes That Are Manufactured (2024)

Canyon Lake holds the highest share of manufactured homes in the San Marcos-New Braunfels MSA and across Texas.

This figure reflects a structural shift in housing typology, where manufactured homes are not a temporary or fringe solution but a dominant residential form. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reveals that Canyon Lake's housing stock is fundamentally different from other cities in the region. The absence of new single-family construction in certain zones may be driving this trend, or long-term residents may be prioritizing affordability and mobility over permanence.



Photo: Jonmallard · 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/2026-11-07-san-marcos-nb-manufactured-share-place-mkt

01

Affordability drives housing typology

Moreover, the lack of distinction between leased and owned pads in the ACS data means the actual land tenure — a critical factor in long-term stability — remains obscured. This gap in data transparency may be masking the true nature of housing tenure in Canyon Lake, where some residents may face long-term lease obligations despite owning the home structure.



Photo: Nicolas Henderson from Coppell, Texas · CC BY 2.0 · Wikimedia Commons



Photo: Jonmallard · CC BY-SA 4.0 · Wikimedia Commons

02

The permanence paradox

This raises questions about zoning policy, infrastructure investment, and long-term planning. If manufactured homes are now a primary housing form, they should be treated as permanent, not provisional. The fact that the data does not distinguish between land tenure means that policy decisions may be based on incomplete or misleading information, potentially undermining future equity and stability in the region.

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

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy