Garden City — #1 of 10: Share of Homes That Are Manufactured

Garden City leads SC in manufactured housing share

33.1% of homes are manufactured — highest in the state

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THE DATA

33.1%

Share of Homes That Are Manufactured (2024)

Garden City has the highest share of manufactured homes in South Carolina, according to the 2024 American Community Survey.

This level of concentration reflects a foundational shift in housing access and affordability in the Grand Strand. Unlike traditional homebuilding, manufactured housing provides a scalable, lower-cost entry point for new residents and long-term residents alike. The data reveals that in Garden City, nearly one in three homes is a manufactured unit, indicating a deep structural reliance on this housing type.



Photo: Nheyob · CC BY 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-08-grand-strand-manufactured-share-place-mkt

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Affordability is built into the fabric

It also suggests that the local economy is structured around a lower-cost housing base, which may help buffer against broader affordability shocks seen in other coastal markets. This is not a temporary trend; it is a long-term, data-backed housing model.

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Demographic shift through housing access

The absence of land tenure distinction in the data (leased vs. owned pads) underscores the importance of policy and zoning in enabling this housing type. The local government's approach to manufactured housing — whether through permitting, infrastructure investment, or land-use planning — is likely a key driver of this outcome. This model may offer a replicable template for other Grand Strand communities facing affordability constraints.

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