Sandy Oaks — #1 of 10: Share of Homes That Are Manufactured

Sandy Oaks leads San Antonio MSA in manufactured housing

72.7% of homes are manufactured — a market-defining share

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THE DATA

72.7%

Share of Homes That Are Manufactured (2024)

Sandy Oaks has the highest concentration of manufactured housing in the San Antonio metro area.

This figure, derived from the 2024 American Community Survey 5-Year Estimates, reflects a structural shift in the local housing stock. The dominance of manufactured homes suggests a deep-rooted reliance on this housing type, likely driven by affordability, land use patterns, and long-term demographic trends. It is not a temporary trend but a defining characteristic of the area's residential landscape.

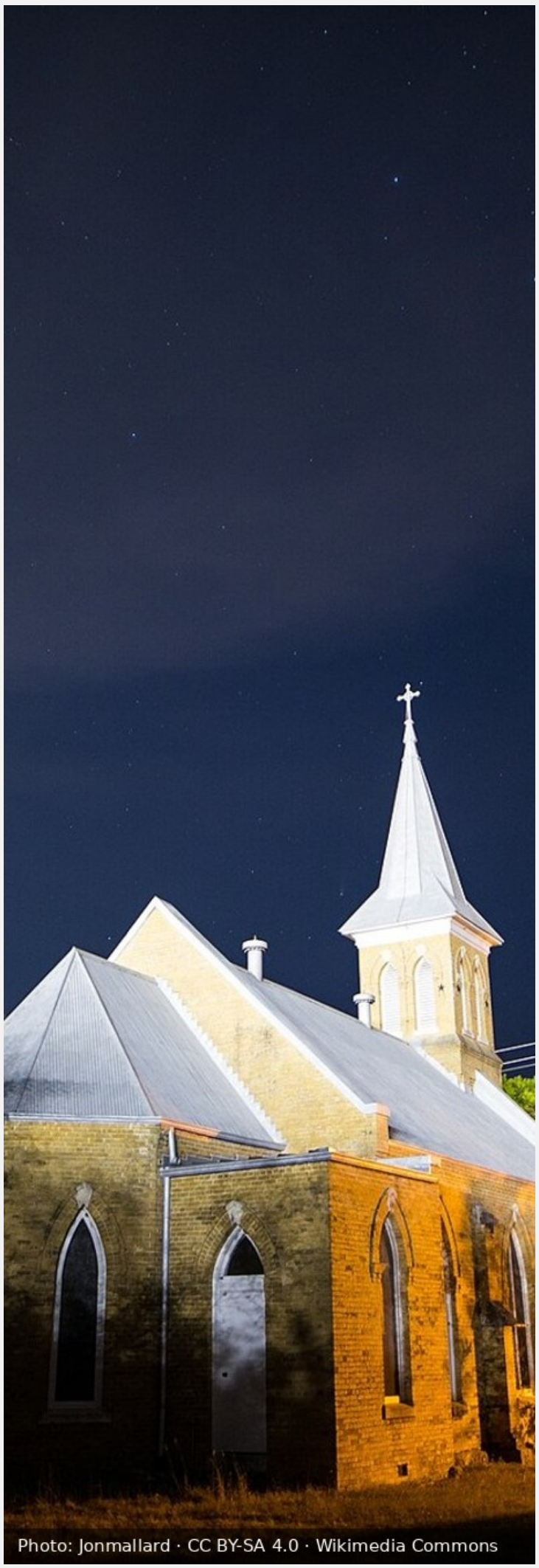


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-09-sa-msa-manufactured-share-place-mkt

01

Affordability as a foundation, not a gap

The 72.7% share of manufactured homes in Sandy Oaks indicates that affordability is not a challenge to be solved — it is the foundation of the market. Unlike areas where affordability is a growing concern, Sandy Oaks has embedded affordability into its housing fabric. This suggests that price-sensitive buyers are not just entering the market; they are the core of it. The lack of a 'housing shortage' narrative here stems not from supply abundance, but from a different kind of housing system entirely.

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02

The market is not missing units — it’s redefining them

Sandy Oaks is not a market with under-supply; it’s a market with under-recognized supply. The high share of manufactured homes reflects a mature, self-sustaining housing model that operates outside traditional construction and land development frameworks. This has implications for zoning, infrastructure, and investment — the city may be less dependent on new single-family subdivisions and more on long-term maintenance, utility access, and community services. It is not a 'less desirable' market, but a different one — one that prioritizes access over permanence.

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