Hollywood — #1 of 7: Share of Homes That Are Manufactured

Hollywood Leads SC in Manufactured Housing Share

Source: ALEX Intelligence · Published November 10, 2026

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THE DATA

15.8%

Share of Homes That Are Manufactured (2024)

Hollywood leads the Charleston tri-county in the share of homes that are manufactured, according to the latest U.S. Census data.

This figure — 15.8% — indicates that nearly one in six homes in Hollywood is manufactured, a level unmatched in the Charleston tri-county metro. The high concentration reflects both long-standing development patterns and ongoing demand for lower-cost housing options in a region with rapidly rising home prices.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-10-charleston-sc-manufactured-share-place-mkt

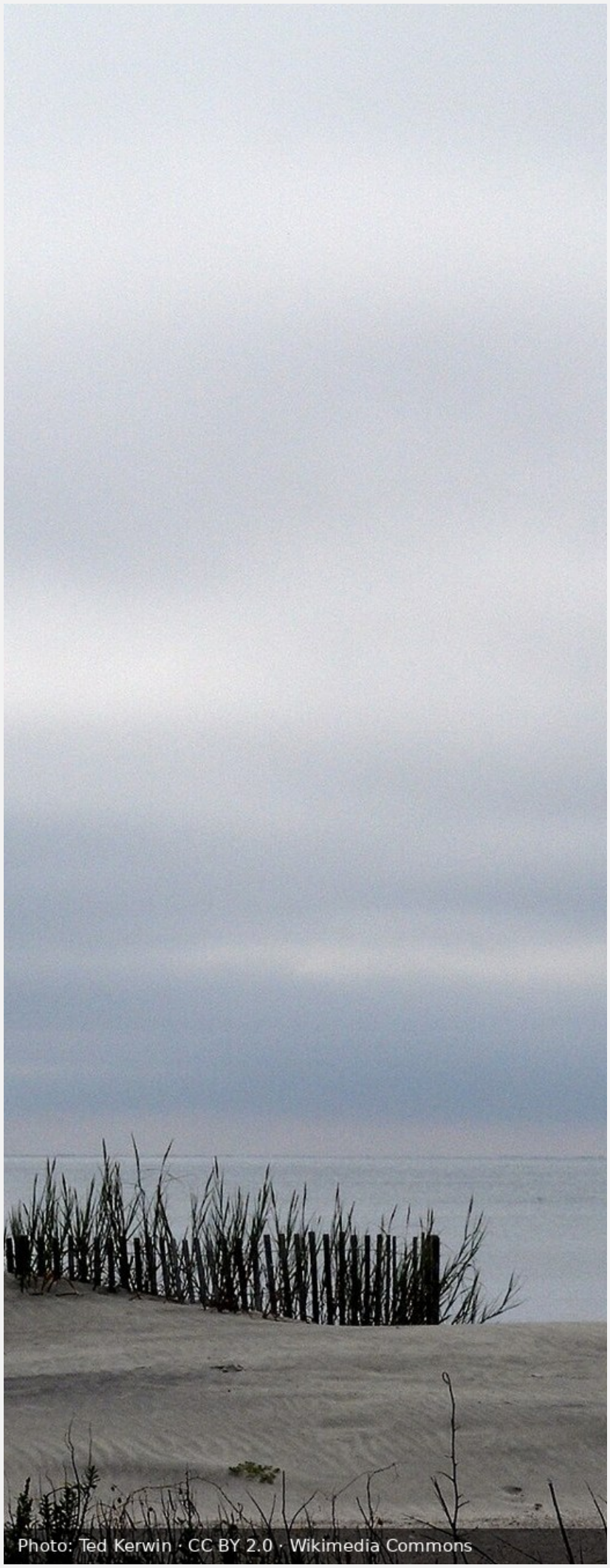
01

Manufactured Housing as a Market Anchor

Hollywood’s 15.8% manufactured housing share signals a structural shift in housing supply, where affordability is not just a policy goal but a market reality. This density suggests that manufactured homes are not a niche product but a foundational part of the local housing ecosystem, serving as a critical buffer against displacement in a high-cost market.

The presence of such a high share in a single city implies that local planning, infrastructure, and zoning have evolved to accommodate this model — a trend that may be underappreciated in broader regional analyses.

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Affordability Without Compromise

Unlike many markets where manufactured housing is stigmatized or confined to marginalized communities, Hollywood's high share suggests integration into mainstream residential development. This integration challenges the assumption that affordability must come at the cost of quality, permanence, or community stability.

It also raises questions about the long-term viability of traditional single-family zoning in the tri-county. If manufactured housing can meet demand at scale and quality, the region may be on the cusp of a broader shift in how housing is conceived, built, and valued.

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