West Pleasant View — #1 of 10: Share of Homes That Are Manufactured

West Pleasant View leads Colorado in manufactured housing

10.6% of homes are manufactured — source: ALEX Intelligence, Nov 10, 2026

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THE DATA

10.6%

Share of Homes That Are Manufactured (2024)

West Pleasant View has the highest share of manufactured homes in the Denver metro and the state of Colorado.

This figure represents a structural shift in housing access, where affordability-driven housing types are concentrated in specific communities rather than dispersed. The data reflects not just choice, but constraint — a growing reliance on manufactured housing as a primary residence in a high-cost region.



Photo: Cathy Cline · CC BY-SA 3.0 · Wikimedia Commons

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

01

Affordability is not a trend — it’s a geography

Denver’s housing market is often framed by luxury developments and rising prices, but West Pleasant View reveals a hidden layer: affordability is not evenly distributed. The 10.6% manufactured housing share is not a sign of decline, but a reflection of where low- and moderate-income households have found stable, long-term housing options in a region where traditional homeownership is increasingly out of reach.

This concentration suggests that access to housing is not just about price, but about location-specific policy, infrastructure, and tenure models. The city’s zoning, land-use rules, and historical development patterns have enabled this outcome — a quiet but powerful form of housing equity in action.

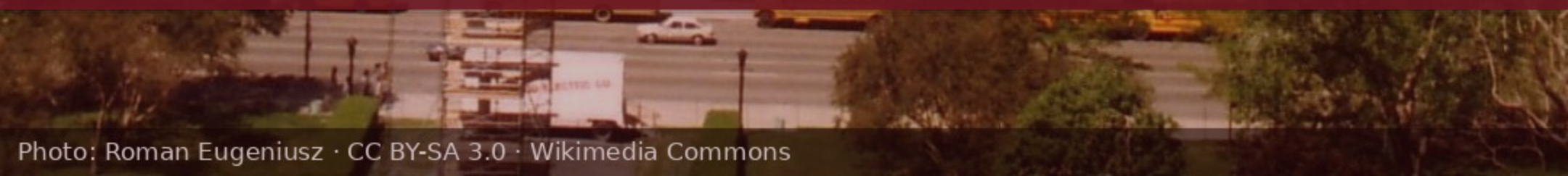


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02

Manufactured housing is not a fallback — it’s a foundation

The fact that West Pleasant View leads in manufactured housing share — and that it’s a stable, established community — challenges the stigma that such housing is temporary or substandard. These homes are not just transitional; they are permanent, owner-occupied, and often located in neighborhoods with strong community ties.

This data suggests that manufactured housing is not a failure of the market, but a successful adaptation to market pressures. In a region where new construction is expensive and slow, these homes provide a viable, durable, and scalable solution — one that deserves recognition in housing policy and urban planning as a legitimate form of long-term housing security.

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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

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