East Flat Rock — #1 of 10: Share of Homes That Are Manufactured

East Flat Rock leads NC in manufactured housing share

Source: ALEX Intelligence · Published November 13, 2026

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THE DATA

32.9%

Share of Homes That Are Manufactured (2024)

East Flat Rock’s manufactured housing share is nearly ten percentage points higher than the next highest city in the Asheville metro.

This figure, derived from the 2024 American Community Survey 5-Year Estimates, reflects a structural shift in housing supply that has not been matched by any other city in North Carolina. The dominance of manufactured homes in East Flat Rock is not a temporary trend but a persistent feature of its housing stock, shaping affordability, zoning, and long-term development patterns.

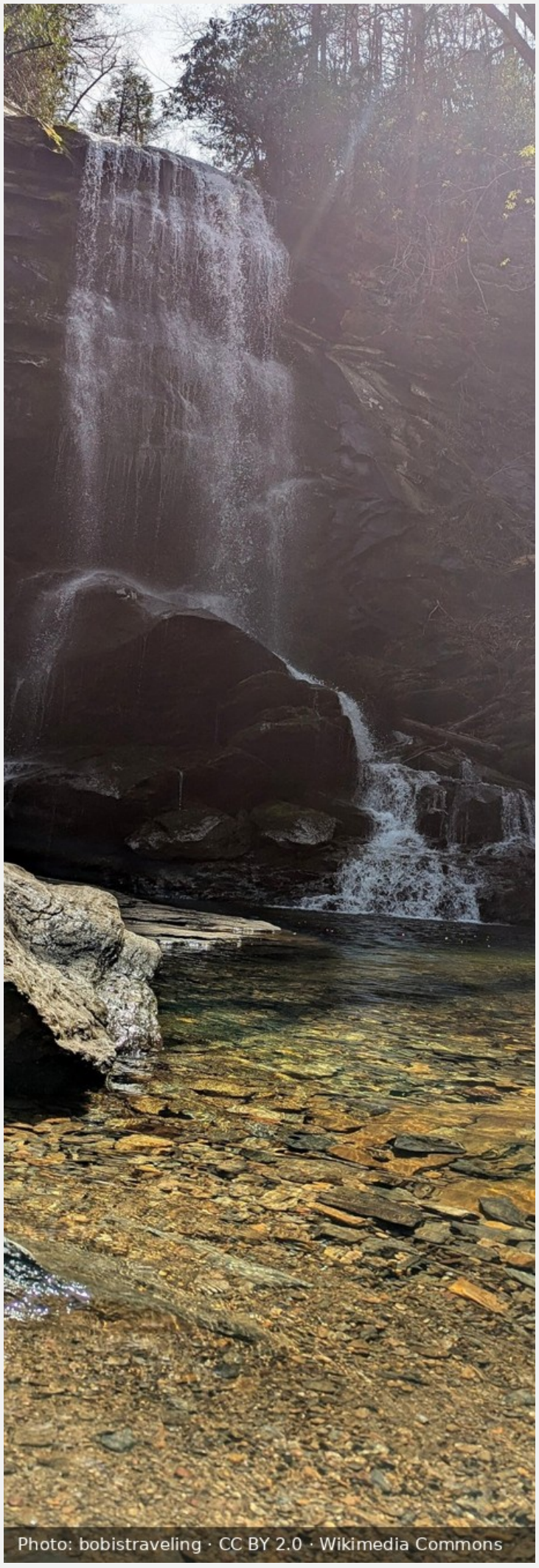


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-13-asheville-manufactured-share-place-mkt

01

Affordability is reshaping the region’s housing identity

The implications are profound: communities that once prioritized suburban aesthetics now face a new housing reality where design, tenure, and location are in tension. This is not a regression — it’s a reconfiguration of what homeownership means in a high-cost, high-demand region.

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02

Manufactured housing is the region’s hidden infrastructure

In areas like East Flat Rock, the manufactured home is not a placeholder — it is the permanent structure. The city’s zoning, utility infrastructure, and even its cultural identity may be adapting to this reality. This is not a flaw in the market — it’s a market correction that has been quietly building for years.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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