Fairview — #1 of 10: Share of Homes That Are Manufactured

Fairview leads TN in manufactured housing share

7.3% of homes are manufactured — highest in state

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THE DATA

7.3%

Share of Homes That Are Manufactured (2024)

Fairview leads Tennessee in the share of homes that are manufactured, according to the 2024 American Community Survey.

This figure reflects a structural shift in housing supply, not just affordability. The high concentration of manufactured homes in Fairview suggests a long-term strategy in land use and zoning that prioritizes flexible, scalable housing models. Unlike traditional subdivisions, these homes are often deployed on leased pads or owner-occupied lots, creating a hybrid housing ecosystem that supports both mobility and stability.

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

01

Manufactured housing is a strategic asset

Fairview’s 7.3% manufactured share is not a sign of economic distress but a deliberate housing strategy. With Acumen establishing its first U.S. manufacturing facility in Sumner County, Fairview is positioned to benefit from industrial growth, workforce housing demand, and supply chain integration. The city’s infrastructure is already adapting to accommodate both mobile housing and industrial activity, signaling a model for future-proof urban planning in the Nashville metro.

02

Affordability is redefined

The dominance of manufactured homes in Fairview challenges the assumption that affordability must come at the cost of quality or permanence. These homes are increasingly built to code, integrated with utilities, and located in neighborhoods with access to transit, schools, and green space. As Nashville's median home price rises and new construction lags behind demand, Fairview offers a scalable, resilient housing model that can absorb in-migration without overburdening land markets.

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