San Leon — #1 of 10: Share of Homes That Are Manufactured

San Leon leads Houston MSA in manufactured housing

34.3% of homes are manufactured — highest in Texas

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THE DATA

34.3%

Share of Homes That Are Manufactured (2024)

San Leon has the highest share of manufactured homes in the Houston MSA and Texas.

This figure reflects structural type, not land tenure — meaning some homes are on owned lots, others on leased pads. The dominance of manufactured housing in San Leon signals a deep structural shift in housing form, driven by affordability and supply constraints. It also highlights a divergence from traditional suburban development models in the region.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-houston-msa-manufactured-share-place-mkt

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Affordability drives housing form

As the Houston MSA continues to grow, the rise of manufactured housing in places like San Leon may become a defining feature of supply-side adaptation — a quiet but structural shift in how people access housing.

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02

The market is redefining 'suburb'

In a region where traditional housing supply lags behind demand, the rise of manufactured housing in San Leon may be less a deviation and more a necessary evolution — a self-sustaining model that delivers housing stability where other forms cannot.

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