Triangle Affordability: Wages Up, Access Down?

Economic growth outpaces housing accessibility for many residents.



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THE DATA

-3.5%

Affordability Index Change

The Federal Reserve Bank of Richmond's Housing Affordability Index for Raleigh-Durham declined by 3.5% in Q2 2026.

Despite robust wage growth across various sectors in the Triangle, this decline indicates housing has become less accessible for the average earner. This trend highlights a growing disconnect between regional economic prosperity and the ability to secure housing.



Source: Federal Reserve Bank of Richmond · Published August 12, 2026 [BREAKING]

01

Sustained Demand Fuels Price Pressures

Consistent in-migration and strong job creation continue to drive significant demand for housing across the Triangle. This steady influx of new residents, combined with a persistent gap in available housing inventory, exerts upward pressure on both purchase prices and rental rates, making entry into the market increasingly challenging for many.



02

Wage Gains Lag Housing Cost Escalation

While the Triangle boasts impressive wage growth, particularly within its burgeoning tech and research sectors, housing costs are escalating at a faster rate for many income brackets. This disparity is creating a widening gap, pushing homeownership further out of reach for a segment of the workforce vital to the region's continued economic vitality.

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