

Longest Commute in the Triad — ALEX Intelligence 2026

Summerfield Has the Longest Commute in the Triad

27.8 minutes — ALEX Intelligence 2026

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THE DATA

27.8

Mean Commute to Work by City, in Minutes (2024)

Summerfield leads the Greensboro-Winston-Salem-High Point MSA in average commute duration.

This figure represents the true mean travel time to work for non-home-based workers, derived from the U.S. Census Bureau's American Community Survey 5-year estimates. The data reveals that Summerfield is not just a bedroom community — it is a deeply entrenched commuter hub where residents routinely sacrifice time for affordability and stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-greensboro-commute-place-long>



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Commuting Is a Hidden Value Driver

Unlike high-cost urban centers, where commute time is a burden, Summerfield's extended commutes are a self-reinforcing competitive advantage. The longer the commute, the less likely the area is to be subject to speculative price spikes, preserving affordability for long-term residents and creating a demographic that values permanence over convenience.



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The Commute Gap Is a Market Signal

For developers and investors, this suggests that the real value is not in reducing commute time, but in designing communities that optimize for time resilience — where housing, infrastructure, and employment patterns are structured around the reality of long commutes, not against it. The MSA's future may lie not in shorter commutes, but in smarter, more sustainable travel ecosystems.

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

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