

99.5% Owner Occupancy — ALEX Intelligence 2026

Marvin: 99.5% Owner Occupancy

Top city in Charlotte — ALEX Intelligence 2026

THE DATA

99.5%

Owner Occupancy Rate (2024)

Marvin leads the Charlotte metro in owner-occupied housing, reflecting deep community stability.

This figure is not just a statistic — it signals a market where homeownership is not a financial aspiration but a lived reality. With 99.5% of homes occupied by owners, Marvin represents a level of tenure rarely seen even in historically stable suburbs. This stability reduces turnover, dampens speculative pressure, and reinforces long-term neighborhood cohesion.

01

Ownership as a Market Moat

The implications are profound: lower vacancy rates, stronger property maintenance, and greater resilience during economic downturns. For investors and developers, this suggests that true market stability is not found in high turnover, but in deep, sustained ownership.

02

The Hidden Cost of Renting in Charlotte

This disparity is not just about affordability — it's about long-term stability. The data suggests that Charlotte's most stable communities are those where ownership is nearly universal. For policymakers and developers, this implies that true housing resilience must be measured not just in units built, but in the depth of community roots.

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

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