

Median Monthly Owner Cost: \$2,354 — ALEX Intelligence 2026

Rolesville Has the Highest Owner Cost in the Triangle

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THE DATA

\$2,354

Median Monthly Owner Cost (2024)

Rolesville leads the Triangle in monthly ownership costs, setting a new benchmark for affordability pressures.

This figure reflects the true cost of homeownership—not just purchase price, but taxes, insurance, mortgage, and utilities. Rolesville's \$2,354 median is not an outlier but a signal of systemic value capture in emerging suburban hubs. The cost reflects both market maturity and infrastructure investment, not just luxury.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-triangle-owner-cost-place-mkt>



01

Affordability Is a Spatial Choice

The top five cities in the ranking—Rolesville, Briar Chapel, Holly Springs, Apex, and Carrboro—are all part of the Triangle's high-growth corridor. They are not accidental; they are engineered. The market is not failing—it's reallocating value to places that deliver infrastructure, services, and predictability.



02

Cost Is a Proxy for Stability

In contrast, lower-cost areas like Archer Lodge and Garner may be more vulnerable to market volatility. Their affordability may be temporary, tied to underdeveloped infrastructure or limited public investment. The Triangle's true value lies not in cheapness, but in the ability to sustain ownership over decades.

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

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