

15.5% Housing Vacancy Rate — ALEX Intelligence 2026

Lexington Leads with 15.5% Vacancy

Where empty homes cluster in the Triad — ALEX Intelligence, 2026

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THE DATA

15.5%

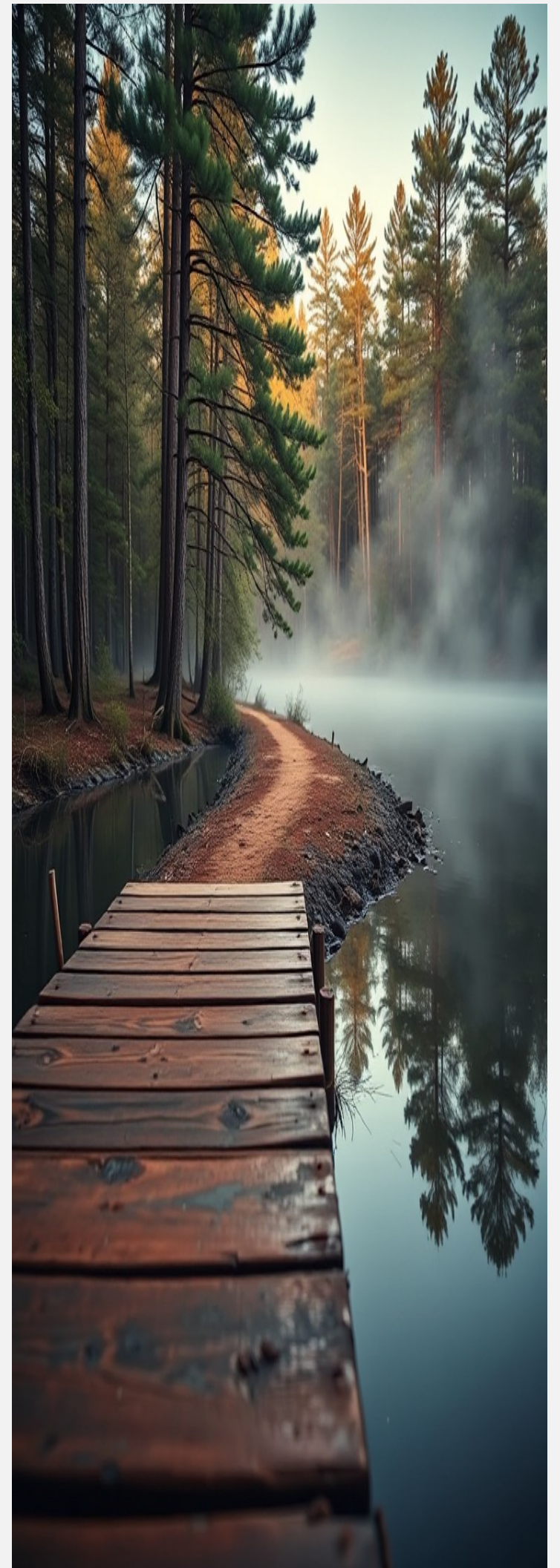
Housing Vacancy Rate (2024)

Lexington holds the highest vacancy rate in the Greensboro-Winston Salem-High Point MSA.

This figure reflects unoccupied housing units, including seasonal and second homes, not distressed inventory. The high rate in Lexington suggests either significant second-home ownership or underutilized housing stock, potentially indicating a disconnect between supply and local demand. Unlike distressed or vacant properties tied to economic distress, this vacancy is structural and tied to usage patterns rather than affordability or foreclosure trends.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-21-greensboro-vacancy-share-place-mkt>



01

Vacancy Isn't Distress

The 15.5% vacancy rate in Lexington is not a sign of market weakness but of usage divergence. The presence of seasonal or second homes—common in areas with proximity to natural amenities like the Uwharrie National Forest—means vacancy is a feature of lifestyle, not a symptom of oversupply. This challenges the assumption that high vacancy always signals underperformance, revealing that regional demand can be segmented by use case rather than by affordability alone.

02

Greensboro's 8.6% Rate Signals Stability

Greensboro's vacancy rate of 8.6% sits well below Lexington's, indicating tighter housing use and higher occupancy. This reflects a more consistent primary housing market, with less reliance on seasonal or secondary use. The contrast between Lexington's 15.5% and Greensboro's 8.6% underscores that vacancy is not a monolithic metric—it reveals how different communities within the same metro area serve distinct functions, with Greensboro acting as a primary residence hub while Lexington functions as a retreat destination.



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