

#1 Housing Vacancy Rate in Charlotte — ALEX Intelligence 2026

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Lake Norman of Iredell leads with 13.6% — not a red flag, but a signal

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THE DATA

13.6%

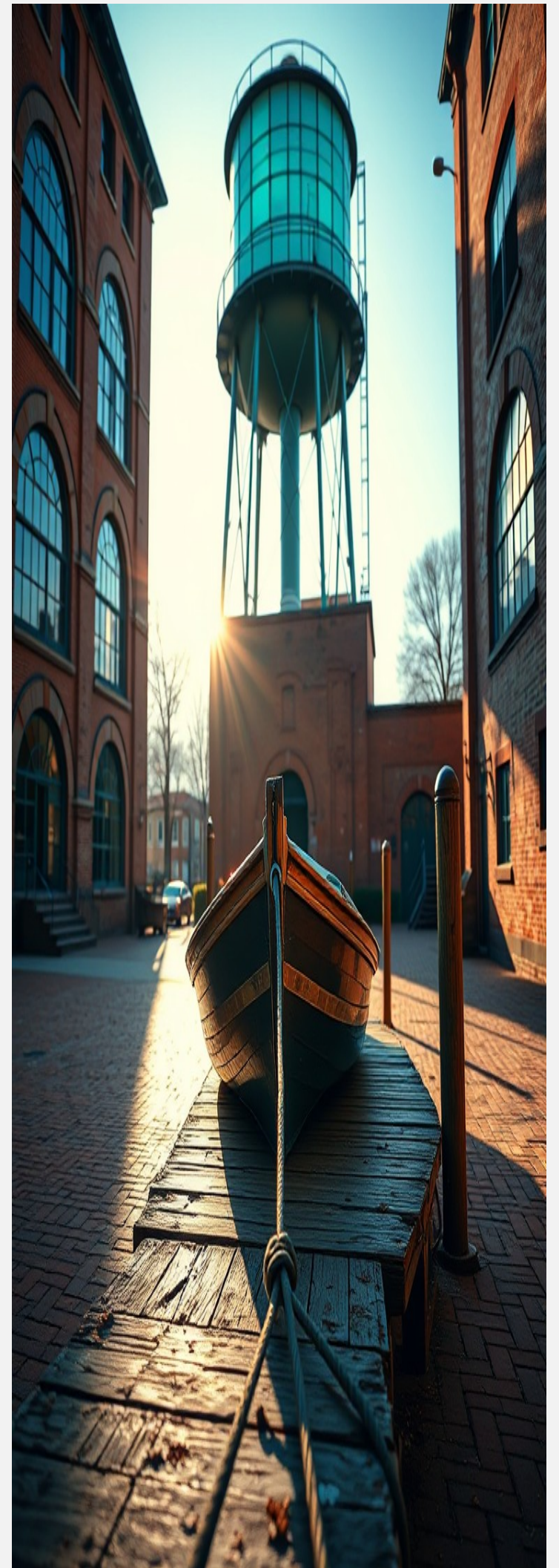
Housing Vacancy Rate (2024)

Lake Norman of Iredell holds the highest vacancy rate in the Charlotte metro, according to the 2024 American Community Survey.

This figure is not a measure of distress or decline. The U.S. Census Bureau counts seasonal and second homes as vacant, meaning resort and lakefront communities naturally register higher vacancy rates by construction. In Lake Norman of Iredell, this reflects a deep-rooted pattern of second-home ownership, not market failure.

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

<https://alex-companies.com/data/2026-09-25-charlotte-vacancy-share-place-mkt>



01

Vacancy Is a Feature, Not a Flaw

For investors and developers, this means opportunity isn't in the most crowded neighborhoods, but in the most consistent. The data shows that even with 13.6% vacancy, these areas are not distressed—they are resilient, self-sustaining, and underpinned by long-term capital retention.

02

Demand Resides in Stability, Not Density

This is a counterintuitive advantage: a market where inventory is high but turnover is low is inherently more stable. It avoids the boom-bust cycles tied to high rental turnover and rapid sales. The real value is in the continuity of ownership—where homes are not assets to be flipped, but places to belong.



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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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