75.1% of Homes $500K+ in Oak Ridge — ALEX Intelligence 2026

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Greensboro-Winston-Salem-High Point MSA leads Triad in luxury concentration

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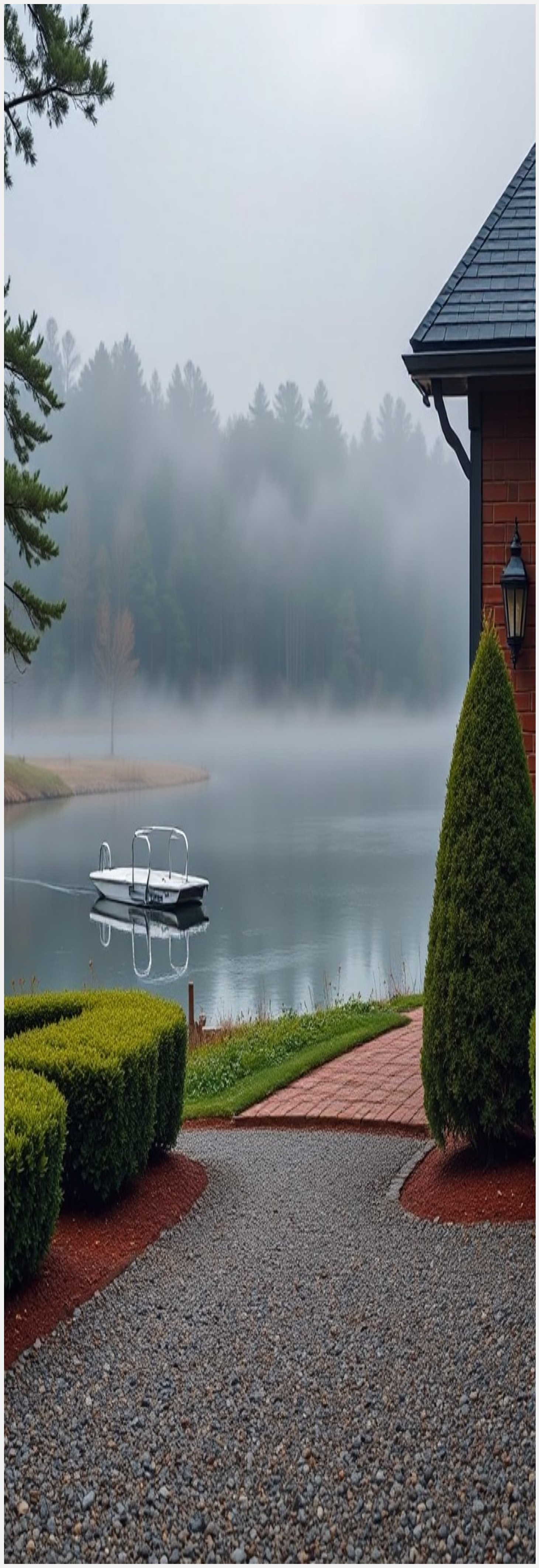
THE DATA

75.1%

Share of Homes Valued $500K or More (2024)

Oak Ridge leads the Greensboro-Winston-Salem-High Point MSA in high-end housing share.

This figure is not an outlier—it reflects a structural shift in the region's real estate profile. Oak Ridge's 75.1% share of homes valued at $500,000 or more suggests a market where affordability thresholds are being redefined at the neighborhood level. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, underscores a deepening polarization between affluent enclaves and the broader market.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-27-greensboro-half-million-share-place-mkt

01

Luxury is a signal, not a symptom

The dominance of $500K+ homes in Oak Ridge is not just about wealth—it is a signal of sustained demand for quality, permanence, and exclusivity. This concentration implies that capital is not fleeing the region, but consolidating in select communities. It suggests that long-term investment in infrastructure, aesthetics, and neighborhood character is being rewarded, reinforcing a self-sustaining cycle of desirability and value retention.

02

Affluence without sprawl

Unlike many markets where luxury development drives suburban sprawl, Oak Ridge’s high-end share persists within a compact, established footprint. This indicates that the market is not expanding outward to absorb wealth, but deepening inward—where existing homes are being elevated through renovation, upgrades, and selective new construction. This suggests a mature, stable market where value is derived from place, not just size.

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