

#1 Fastest-Appreciating City in Charlotte — ALEX Intelligence 2026

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Lake Norman of Iredell leads with 130.1% 5-year appreciation — ALEX
Intelligence 2026

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THE DATA

130.1%

5-Year Home Value Appreciation (2024)

Lake Norman of Iredell recorded the highest home value growth in the Charlotte market over the past five years.

This surge reflects a structural shift in suburban demand, where proximity to emerging tech infrastructure and green space has become a premium value driver. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates (2019–2024), shows that appreciation is not driven by population influx alone, but by asset repositioning and capital reallocation into high-growth corridors.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-29-charlotte-g-home-value-place-mkt>



01

Appreciation Is a Proxy for Future Demand

This trend suggests that the next wave of housing demand will not be centered on city cores but on suburban nodes with strong access to high-growth employment zones, especially those with data center or tech infrastructure adjacency.

02

Suburbs Are Outpacing the Core

This divergence suggests that future investment strategies should prioritize areas with embedded growth catalysts — such as fiber-optic infrastructure, regional tech hubs, and sustainable land use — rather than relying on traditional urban proximity metrics.



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