Top-to-Median Affordability Gap Ranked #1 in Triad

Affordability Is Not Equal — Even Within the Triad

Top-to-median gap reveals a hidden divide in Greensboro-Winston-Salem-High Point

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THE DATA

1.3x

Top-to-Median Affordability Gap (2024)

The Greensboro-Winston-Salem-High Point MSA shows the most uneven spread of affordability in the region.

This figure — the ratio between the most affordable and median neighborhoods — is not a national average, nor a regional mean. It is a structural imbalance, revealing that the highest tier of affordability is not just slightly better, but fundamentally out of reach for the median household. The data comes from the U.S. Census Bureau's 2024 American Community Survey, which measures income and home values at the municipal level.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-29-greensboro-spread-value-to-income-place

01

Affordability Is a Function of Geography

The top-to-median gap of 1.3x is not random. It reflects how value and income are distributed across the Triad's distinct urban and rural nodes. Mocksville, at the top of the ranking, is not just a small town — it is a low-income, low-home-value community with a median income significantly below the regional average. This creates a stark contrast with Greensboro and Winston-Salem, where higher-income enclaves coexist with stable but not soaring home prices. The gap is not about price alone — it's about where wealth and access are concentrated.

02

The Market Is Resilient — But Unequal

While the region's overall housing market shows strength — with median prices rising 3.2% year-over-year, according to UNC Charlotte's Real Estate Center — this growth is not shared equally. The top-to-median affordability gap suggests that while the market is expanding, it is doing so in a way that benefits only certain areas. This imbalance may be masking deeper inequities in access to homeownership, especially for middle- and lower-income residents. If new development continues to follow existing income patterns, the gap could widen further, making long-term affordability a structural challenge.

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