

Top-to-Median Gross Rent Gap: 1.9x — ALEX Intelligence 2026

Charlotte's Rent Gap: 1.9x

Top ZIPs charge 90% more than median — ALEX Intelligence 2026

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THE DATA

1.9x

Top-to-Median Gross Rent Gap (2024)

The most extreme rent disparity in Charlotte's housing market is found in ZIP 28075.

This 1.9x gap between the top ZIP and the median reflects a growing chasm in access to high-end housing. It suggests that while the city's overall market remains strong, affordability is eroding for the majority of residents. The data reveals that a small number of ZIPs are capturing disproportionate rental value, likely due to location, development density, and infrastructure access.

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

<https://alex-companies.com/data/2026-10-01-charlotte-spread-gross-rent-zcta>



01

Affordability is a byproduct of exclusivity

This dynamic creates a self-reinforcing loop: higher rents attract more capital, which drives further exclusivity, making it harder for middle-income households to enter. The result is not just rising prices, but a geographic and social bifurcation in access to housing quality.



02

The middle is being priced out

This imbalance signals a risk: as the elite segment grows more insulated, the middle may face increasing pressure to relocate or remain in substandard housing. The long-term consequence could be reduced social mobility and a shrinking tax base in the core, undermining the city's economic resilience.

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