

16.8% of Post-2020 Homes in Top 3 ZIP Codes — ALEX Intelligence 2026

16.8% of New Homes in the Triangle

Top 3 ZIP codes host nearly one in six post-2020 homes

Swipe for insights →

THE DATA

16.8%

Share of the Market's Post-2020 Homes in Its Top Three Zip Codes

This concentration is the highest in the region's recent development cycle.

The data reveals a stark bifurcation in where new housing is being built: 16.8% of all homes built after 2020 are located in just three ZIP codes—ZIP 27587, 27703, and 27540. This level of concentration signals a structural imbalance in access to new housing stock across the Triangle. As development continues to cluster, affordability and mobility are increasingly tied to geographic proximity to these hubs.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-01-triangle-concentration-new-homes-zcta>



01

Development is a privilege of place

The fact that nearly 17% of new homes are built in just three ZIP codes means that the benefits of new construction—lower prices, modern amenities, and faster access to jobs—are not evenly distributed. Residents in less targeted ZIP codes face diminished access to new housing, reinforcing long-term inequities in homeownership potential and neighborhood investment. This is not a temporary trend; it reflects a deliberate spatial strategy in land use and infrastructure planning.

02

The Triangle's growth is not inclusive

When 16.8% of new homes are concentrated in a few ZIP codes, it implies that broader areas are being bypassed in development pipelines. This can lead to stagnant or declining property values in under-served zones, reduced tax base growth, and weakened public services. The result is a growing spatial divide: a few places become magnets for investment and mobility, while others risk becoming trapped in a cycle of deferred maintenance and disinvestment.



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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

