

13% of New Homes in 3 ZIPs

Charlotte's new construction is hyper-concentrated — and it's reshaping the market

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THE DATA

13.0%

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

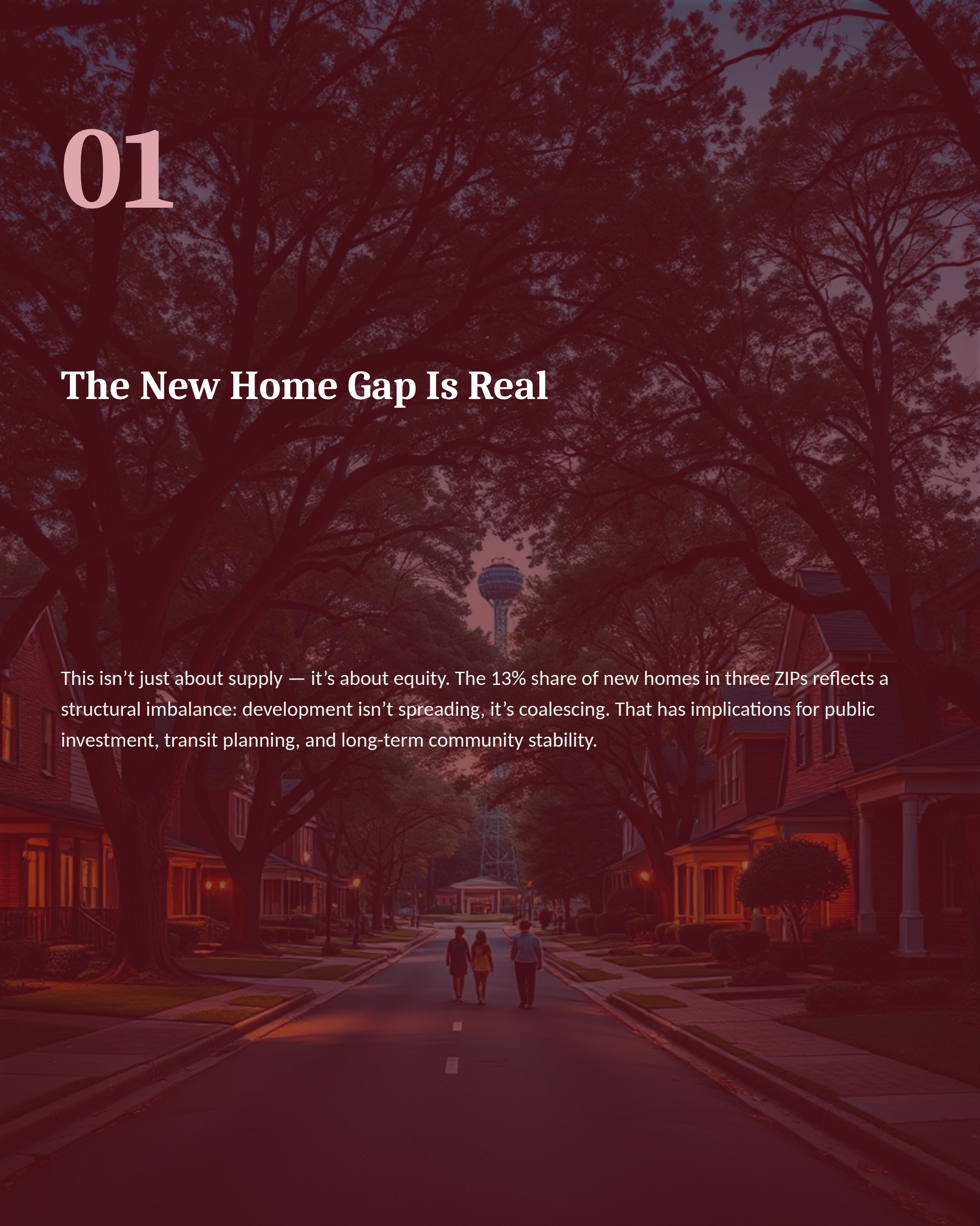
The top three ZIP codes in the Charlotte metro account for over a decade's worth of new housing supply in just a few square miles.

ZIP 28117, 28027, and 28269 together house 1,690, 1,604, and 1,509 homes built since 2020 — more than any other trio in the region. This level of concentration suggests a self-reinforcing development loop: new homes attract infrastructure, schools, and amenities, which in turn draw more builders and buyers. The effect is not just density — it's a feedback cycle of supply and demand acceleration.

Source: ALEX Intelligence • Published October 02, 2026

<https://alex-companies.com/data/2026-10-02-charlotte-concentration-new-homes-zcta>





01

The New Home Gap Is Real

This isn't just about supply — it's about equity. The 13% share of new homes in three ZIPs reflects a structural imbalance: development isn't spreading, it's coalescing. That has implications for public investment, transit planning, and long-term community stability.

02

Supply Is Not Equally Accessible

For investors and residents alike, this means location isn't just about proximity — it's about being in the zone of active development. The most valuable real estate in Charlotte today may not be the most central, but the one where the next wave of homes is already being built.

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