

Fastest Appreciating Cities in the Triangle — ALEX Intelligence 2026

Knightdale Leads Triangle in 5-Year Appreciation

93.3% Growth in 5 Years — ALEX Intelligence, 2026

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THE DATA

93.3%

5-Year Home Value Appreciation (2024)

Knightdale recorded the highest appreciation rate among Triangle cities in the past five years.

This figure, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates (2019–2024), reveals that Knightdale's housing market has outpaced every other city in the region. The data reflects a shift in capital allocation toward suburban nodes with emerging infrastructure and industrial access, not just the traditional 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/2026-10-02-triangle-g-home-value-place-mkt>



01

Appreciation Without Gentrification

Knightdale's 93.3% appreciation is not driven by displacement or luxury redevelopment. Instead, it reflects a sustained influx of middle-income professionals and first-time buyers drawn to affordable entry points and strong school districts. The absence of high-end speculative bubbles suggests a resilient, self-sustaining market rather than a transient boom. This challenges the assumption that rapid appreciation must come at the cost of affordability or community stability.



02

The Suburban Engine of Innovation

Knightdale's performance is not an outlier but a signal of a broader shift: innovation-driven growth is no longer confined to downtown cores. With Caterpillar's \$100M expansion in Durham and the rise of advanced manufacturing in the Triangle, industrial and logistics demand is pulling development into secondary cities. Knightdale's proximity to major transport corridors and growing tech employment pipelines positions it as a beneficiary of this decentralization trend, not just a passive recipient of demand.

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



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