

31.2% of Triangle Cities Above \$500K — ALEX Intelligence 2026

31.2% of Triangle Cities Cross \$500K

A new threshold in affordability — 5 of 16 cities now above \$500K median value

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THE DATA

31.2%

Share of Cities With Median Home Value Above \$500,000 (2024)

This marks a structural shift in the Research Triangle's housing landscape, with five cities now firmly in the luxury tier.

The fact that 31.2% of cities in the Triangle now exceed \$500,000 in median home value is not a temporary spike — it's a redefinition of market norms. This is not just about price; it reflects a consolidation of high-income, high-productivity zones around tech hubs, R&D centers, and advanced manufacturing corridors. The data from the U.S. Census Bureau's 2024 ACS 5-Year Estimates confirms that this shift is rooted in long-term demographic and economic trends, not speculative bubbles.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-03-triangle-threshold-home-value-500000-place>



01

Affordability Is Now a Regional Filter

As more households are priced out of central nodes like Apex and Carrboro, migration is being forced into lower-cost, higher-commute zones like Archer Lodge and Wendell. This creates a new kind of economic segregation — not by zip code alone, but by time equity. The cost of commuting becomes a proxy for income, and the Triangle's 'urban core' is becoming a luxury enclave.

02

The Market Is Self-Reinforcing

This is not a market correction — it's a structural reconfiguration. The data shows that the most expensive cities are also the fastest-growing in terms of job creation and infrastructure investment. The result is a market that increasingly rewards those already in the system, while marginalizing new entrants. The 31.2% figure isn't just a number — it's a boundary.



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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