

33.8% Home Value Appreciation Spread — ALEX Intelligence 2026

33.8% Home Value Gap in Greensboro MSA

Fastest vs. Slowest ZIP Appreciation — ALEX Intelligence 2026

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THE DATA

33.8%

Spread Between the Fastest and Slowest Appreciation (2024)

This gap reflects the most extreme divergence in home value growth within the Greensboro-Winston Salem-High Point MSA, measured between ZIP 27408 and ZIP 27313.

The data reveals that within a single metropolitan area, one ZIP code saw home values grow at a pace nearly double that of another. This is not a matter of regional trend but of micro-market fracture—driven by infrastructure, industrial access, and employment concentration. The divergence suggests that broad market narratives for the Triad mask deep disparities in real estate outcomes.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-04-greensboro-divergence-home-value-zcta>



01

Industrial Proximity Drives Value

ZIP 27408, the fastest appreciating ZIP, is located near major industrial corridors and infrastructure nodes tied to Caterpillar's expansion. This area has seen a surge in logistics and manufacturing employment, directly boosting demand for nearby housing. Meanwhile, ZIP 27313, with slower appreciation, lies further from these growth centers, underscoring how real estate value is increasingly tied to proximity to high-impact economic activity.

02

Inventory Growth Fails to Equalize Value

This indicates that inventory growth is not evenly distributed — new listings are concentrated in high-growth zones, while slower-performing ZIPs see little influx. As a result, rising supply is not moderating value disparities; it is reinforcing them, creating a two-tiered market where access to opportunity determines housing outcomes.



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