

13.3% of Cities Above \$500K Median — ALEX Intelligence 2026

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Only 2 of 15 cities in the Triad exceed half a million median value

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THE DATA

13.3%

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

In the Greensboro-Winston Salem-High Point MSA, just 13.3% of cities have median home values surpassing \$500,000, based on 2024 American Community Survey data.

This figure reflects a stark bifurcation: while Oak Ridge and Summerfield lead the region with values above \$520,000, the majority of cities remain firmly in the \$200K–\$350K range. The threshold is not a regional norm but a rare outlier, signaling that affordability remains a structural feature of the broader market.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-05-greensboro-threshold-home-value-500000-place>



01

Affordability Is Not Uniform

This segmentation may be stabilizing long-term demand — those priced out of the top tier are not leaving, but consolidating in mid-tier neighborhoods, preventing a mass exodus. The market is not overheating; it is stratifying.



02

Supply Constraints Fuel Inequality

This isn't just about price — it's about access. As long as new development is concentrated in a few cities, the majority of residents will never experience a rise in value, even as the region grows. The result is not a rising tide lifting all boats, but a widening chasm between places that can and cannot afford to climb.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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