

42.8% Spread in Appreciation — ALEX Intelligence 2026

42.8% Gap in Home Value Growth

The Triangle's ZIP codes are diverging faster than ever — and it's not about income.

Swipe for insights →

THE DATA

42.8%

Spread Between the Fastest and Slowest Appreciation (2024)

This is the widest gap in home value growth across the Triangle's ZIP codes since 2019.

ZIP 27592, a part of the region's most dynamic corridor, saw appreciation of 93.3% from 2019 to 2024. This 42.8% divergence signals a structural shift in value accumulation — not driven by overall market strength, but by micro-geographic polarization.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-08-triangle-divergence-home-value-zcta>



01

Appreciation is no longer a regional trend

As a result, the same region can be both a haven for wealth and a zone of stagnation within a few miles. This divergence is not a bug — it's a feature of how capital now flows: not to cities, but to ZIP codes that meet a precise set of criteria.



02

The market is stratifying by ZIP, not by city

For investors and homeowners, this means that geographic location is no longer just about city or county. It's about ZIP code precision. The future of real estate value isn't in broad metropolitan trends — it's in the margins between neighborhoods that are now being measured in percentage points of appreciation.

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

