

Marvin — #1 of 10: Median Home Value

Median Home Value: \$906,000

Source: ALEX Intelligence · Published October 15, 2026

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THE DATA

\$906,000

Median Home Value (2024)

Marvin leads the Charlotte metro in home value, topping the list of 10 cities in the region.

This \$906,000 median value is not a statistical outlier — it is a structural signal. Marvin's dominance reflects a deeper shift: the market is no longer driven by broad suburban growth, but by hyper-localized value concentration. The city's infrastructure, zoning stability, and proximity to high-growth corridors are now the primary drivers of capital allocation.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-15-charlotte-home-value-place-mkt>



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01

Value is not just rising — it's clustering

Marvin's lead isn't about population growth alone. It's about capital being drawn to places where zoning, infrastructure, and land-use clarity converge. The city's long-term planning stability and low regulatory friction have made it a magnet for high-net-worth buyers seeking predictable appreciation. This clustering effect means that future growth will be less about new construction and more about repositioning existing assets in high-demand micro-locations.

The National Park Service
National Park System
National Park Service
National Park Service

02

Charlotte's future is defined by micro-locations

The next wave of development will be determined not by city boundaries, but by sub-neighborhood dynamics. Investors who treat Charlotte as a monolithic market will miss the real opportunity: identifying the next Marvin before it happens.



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