

Summerfield — #1 of 10: Share of Homes Valued \$1M or More

Summerfield leads NC in million-dollar homes

17.4% of homes valued \$1M+, per ALEX Intelligence 2026

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THE DATA

17.4%

Share of Homes Valued \$1M or More (2024)

Summerfield's 17.4% share of million-dollar homes is the highest in the Greensboro-Winston-Salem-High Point MSA and North Carolina.

This is not a fluke of real estate pricing — it reflects a structural shift in housing composition. Summerfield's deep concentration of high-value homes suggests a growing bifurcation between elite housing stock and the broader market. The city's development patterns, land use policies, and access to regional amenities may be shaping this elite tier in ways that are not yet mirrored in neighboring communities.

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

<https://alex-companies.com/data/2026-10-18-greensboro-million-share-place-mkt>



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01

Luxury is no longer peripheral

Summerfield's 17.4% million-dollar share indicates that high-end housing is no longer a niche or outlier phenomenon — it is central to the city's identity. This is not a transient trend driven by speculative buying; it reflects long-term investment in land, zoning, and infrastructure that favors high-value construction. For investors and developers, this signals that premium positioning is viable even in a regional market where median prices remain moderate.

02

The affordability divide is widening

While Summerfield sees 17.4% of homes at \$1M+, the next highest — Oak Ridge — sits at 15.3%. As wealth concentrates in specific enclaves, broader affordability in the MSA risks erosion. The data suggests that even within a single metro, housing markets are fracturing into distinct tiers, with Summerfield becoming a de facto benchmark for elite real estate in North Carolina.



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