

Lake Norman of Iredell — #1 of 10: Share of Homes Held for Seasonal Use

Lake Norman of Iredell leads NC in seasonal homes

9.1% of homes used seasonally — highest in the state

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THE DATA

9.1%

Share of Homes Held for Seasonal Use (2024)

Lake Norman of Iredell leads all Charlotte metro cities and North Carolina in seasonal housing use.

This 9.1% share reflects a deep-rooted pattern of second-home ownership tied to Lake Norman's recreational appeal, proximity to Charlotte's urban core, and long-standing tradition of lakefront living. The data, drawn from the 2024 American Community Survey, underscores how seasonal demand is not a marginal trend but a structural feature of the region's housing stock.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-19-charlotte-seasonal-share-place-mkt>



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01

Seasonal demand drives long-term value

The 9.1% seasonal share in Lake Norman of Iredell isn't just a statistical outlier — it's a market signal. Properties used seasonally often appreciate faster due to consistent demand during peak months, and investors are increasingly treating them as long-term assets rather than temporary rentals. This trend supports higher overall home values and tighter inventory in desirable lakefront zones, reinforcing a premium on location and view.

02

Urban growth vs. lakefront preservation

As Charlotte's core expands, seasonal ownership in areas like Lake Norman of Iredell acts as a counterbalance — preserving green space, limiting urban sprawl, and preserving natural waterways. The high seasonal share suggests that land-use patterns in the region are being shaped not just by residential demand, but by the preservation of recreational and environmental character. This dynamic may influence future zoning and development policy in the Charlotte metro.



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