

Oak Ridge — #1 of 10: Median Home Value

Oak Ridge leads NC in median home value

Based on 2024 data from ALEX Intelligence

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THE DATA

\$529,300

Median Home Value (2024)

Oak Ridge leads the Greensboro-Winston-Salem-High Point MSA and North Carolina in median home value.

This figure represents a concentrated premium in a single city within the Triad, signaling strong demand for established neighborhoods with mature infrastructure and limited new supply.

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

<https://alex-companies.com/data/2026-10-19-greensboro-home-value-place-mkt>



Photo: Warren LeMay from Cullowhee, NC, United States · CC0 · Wikimedia Commons

01

Value is not spreading — it's concentrating

Oak Ridge's dominance in median value isn't driven by new construction or speculative growth. Instead, it reflects decades of stable, incremental appreciation in a community with strong school performance, low crime, and limited land for development. This suggests that in the Greensboro-Winston-Salem-High Point MSA, value is being locked into existing neighborhoods rather than created through new builds.

02

The price of exclusivity is rising

This gap indicates a bifurcated market where high-end value is increasingly isolated to a few select communities. For buyers seeking affordability, the path forward may lie not in new construction but in repositioning underutilized older homes in lower-tier cities like Greensboro or Winston-Salem.



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