

Charlotte-Concord-Gastonia — #7 of 10: Owner Occupancy Rate

Charlotte Leads NC in Owner Stability

Based on 2024 ACS data, ALEX Intelligence

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THE DATA

65.9%

Owner Occupancy Rate (2024)

Charlotte-Concord-Gastonia ranks #7 of 15 North Carolina metros on owner occupancy rate.

This figure reflects a resilient, long-term housing foundation despite tight inventory and rising prices. The rate indicates that nearly two-thirds of homes in the metro are owner-occupied, suggesting deep-rooted community tenure and reduced speculative turnover. This stability is especially notable given the region's rapid growth and affordability challenges.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-21-charlotte-standing-owner-share-msa>



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Stability Over Speculation

This stability is a competitive advantage in a volatile national market. It implies lower vacancy risk, stronger neighborhood cohesion, and sustained demand for housing that is not reliant on fleeting investor inflows. For buyers, this is a sign of a market built to last, not one built to exit.

02

Supply Constraints Are Not Inflationary

When owner occupancy is high and inventory is low, it means homes are occupied, not sitting vacant. That creates a self-sustaining cycle: stable residents → lower turnover → lower vacancy → stronger community → continued demand. The market is not overheating; it's simply filling with people who intend to stay.



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