

Raleigh-Cary — #1 of 10: Median Home Value

Raleigh-Cary Leads NC in Median Home Value

Based on 2024 ACS data, published October 21, 2026

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THE DATA

\$418,400

Median Home Value (2024)

Raleigh-Cary holds the highest median home value among all 15 North Carolina metros.

This figure reflects a sustained concentration of high-income employment, research-driven economic growth, and limited land availability in a region that continues to attract in-migration from high-cost states.

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

<https://alex-companies.com/data/2026-10-21-triangle-standing-home-value-msa>

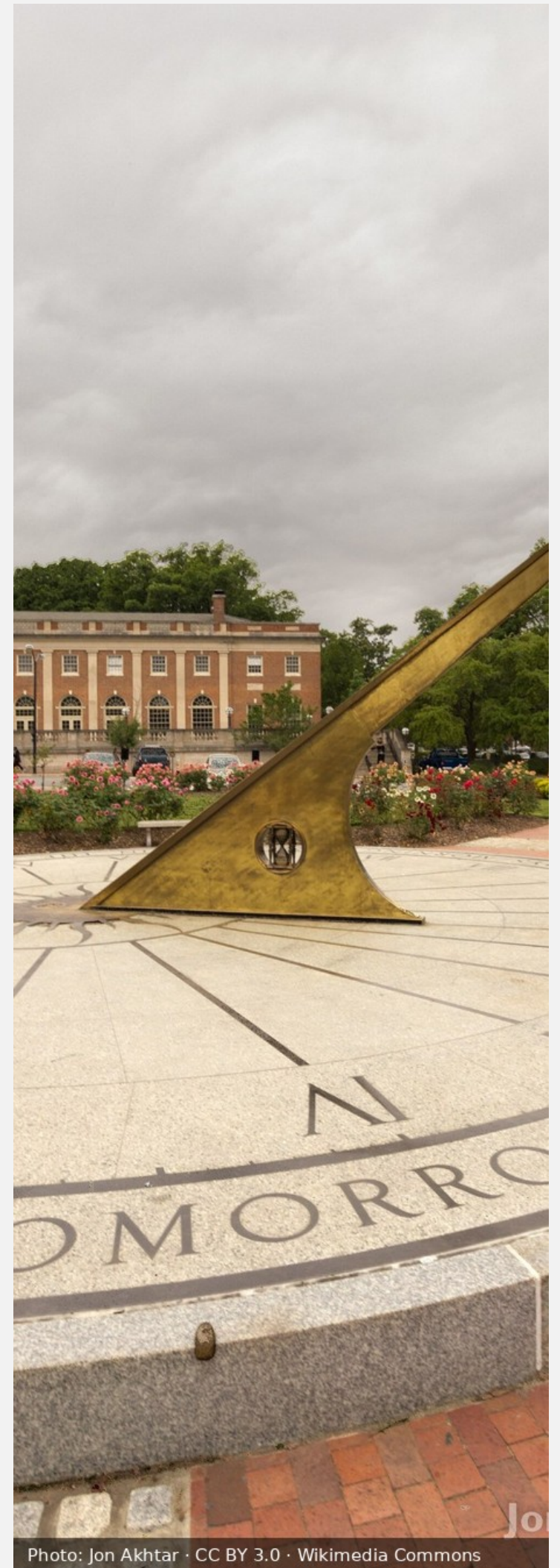


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01

Affordability is being redefined

The \$418,400 median value is not a market anomaly — it is a function of long-term structural forces. The Research Triangle's ability to sustain premium pricing without a collapse in demand signals that affordability is no longer a function of income-to-price ratios alone, but of perceived long-term economic security and institutional stability. This premium is being absorbed by remote workers, tech professionals, and public-sector talent who view the region as a permanent, not temporary, home.



02

The value gap is a development constraint

The high median value is not just a result of demand, but a self-reinforcing mechanism: high prices deter new construction, which limits supply, which sustains high prices. This creates a feedback loop that makes meaningful affordability improvements unlikely without policy intervention or new land development strategies.



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