

Marvin — #1 of 10: Top-to-Median Home Value Gap

Marvin leads NC in home value gap

Source: ALEX Intelligence · Published October 22, 2026

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THE DATA

2.3x

Top-to-Median Home Value Gap (2024)

Marvin's priciest homes sit 2.3 times above the median value across the Charlotte metro.

This gap reflects a deepening polarization in housing value within Charlotte's affluent suburbs. Marvin's top-tier homes are not just expensive — they are pulling away from the broader market at a rate unmatched in the region. The imbalance is not due to supply constraints alone, but to structural shifts in demand and development priorities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-22-charlotte-spread-home-value-place>



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01

Wealth concentration drives market fragmentation

The 2.3x gap in Marvin signals that luxury development is increasingly isolated from middle-income housing. This isn't a transient trend — it's a structural shift where high-value construction is concentrated in select enclaves, leaving the broader metro's housing stock in a state of relative stagnation. As a result, affordability pressures are not easing but redistributing, pushing upward across the value spectrum.

02

The median is becoming an outlier

With Marvin's top homes priced at \$906,000 and the metro median near \$450,000, the middle of the market is no longer representative. This skew distorts policy and investment: public funds for affordability are often allocated based on median values, but the actual market is bifurcated. Without data that reflects this dispersion, interventions risk missing the true needs of the majority of homeowners and renters.



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