

Carrboro — #1 of 10: Top-to-Median Affordability Gap

Carrboro leads NC in affordability stratification

1.6x gap between top and median income-to-home value ratios

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THE DATA

1.6x

Top-to-Median Affordability Gap (2024)

Carrboro's ratio is 1.6 times the median across Triangle cities, reflecting extreme income-to-home value disparity.

This figure measures how much higher the top earners' home values are relative to their income compared to the median household. In Carrboro, the most affluent homes are priced far beyond what median earners can afford, even in a high-income region. This gap is not just a sign of wealth concentration—it signals a market where access to housing is increasingly tied to income tier, not just location.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-23-triangle-spread-value-to-income-place>



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Affordability is a city-level crisis

This stratification suggests that blanket policies like regional tax incentives or statewide housing funds will fail to address the root issue. The real need is city-specific affordability modeling, especially in high-growth towns like Carrboro where income disparities are widening faster than housing supply.

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Wealth concentration distorts market dynamics

This isn't just about supply and demand. It's about income elasticity in real estate. In Carrboro, the top 10% of earners are not just buying homes—they're driving up the entire market's price anchor. This creates a feedback loop where affordability declines even when median incomes rise, making traditional economic indicators misleading.



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