

ZIP 27406 — #1 of 10: Population

ZIP 27406: The Triad's Largest ZIP

Not a suburb—Greensboro's core leads the region in population.

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THE DATA

60,651

Population

ZIP 27406, the heart of Greensboro, is the most populous ZIP in the Greensboro-Winston-Salem-High Point MSA.

This figure, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, confirms that the central ZIP code of Greensboro is not just a neighborhood—it is a demographic engine. Its population exceeds all other ZIP codes in the Triad, including those in Winston-Salem and High Point, by a significant margin. This concentration underscores the enduring role of Greensboro's urban core as a population and economic anchor.

Source: U.S. Census Bureau · Published October 26, 2026
<https://alex-companies.com/data/2026-10-26-greensboro-population-zcta-mkt>



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Core Density Drives Urban Resilience

This density also implies a higher concentration of renters and younger households, which can influence housing demand patterns and rental market dynamics. The stability of such a large population base may buffer against short-term market volatility, making it a strategic zone for long-term residential and commercial development.

02

Suburban Growth Is Not Uniform

This suggests that suburban expansion is not a monolithic force. Instead, it's a fragmented, tiered process where the core remains the dominant population center. Developers and policymakers should treat the central ZIP as the primary urban node, while planning for decentralized growth with attention to infrastructure capacity in the secondary ZIPs.



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