

Ogden — #1 of 10: Share of Homes That Are Single-Family Detached

Ogden leads NC in single-family homes

Based on 2024 U.S. Census data

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THE DATA

91.7%

Share of Homes That Are Single-Family Detached (2024)

Ogden's 91.7% share of single-family detached homes is the highest in the Wilmington metro and across North Carolina.

This level of residential homogeneity reflects a long-standing commitment to low-density, detached housing across Ogden's development history. It suggests limited multi-family or high-rise construction, reinforcing the city's identity as a traditional, family-oriented community. This pattern also signals strong preservation of neighborhood character and limited speculative infill development.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-30-wilmington-single-family-share-place-mkt>



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01

Stability through consistency

The dominance of single-family homes in Ogden is not a recent trend—it reflects decades of planning, zoning, and community values that prioritize privacy, space, and permanence. This consistency reduces market volatility, as property types remain predictable and demand is anchored in long-term residency rather than short-term speculation. It also makes Ogden less susceptible to the boom-and-bust cycles common in rapidly developing regions.

02

Barrier to density-driven growth

While Ogden's single-family dominance enhances stability, it also presents a structural constraint on housing supply expansion. With 91.7% of homes already detached, future development is limited to infill or redevelopment—neither of which is easily scalable. This could exacerbate affordability pressures over time, particularly as demand from coastal migration continues to rise. Without targeted policy or incentives for adaptive reuse, Ogden may face a supply squeeze despite its strong foundational character.



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