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

Oak Ridge leads NC in single-family dominance

98.0% of homes are detached — a structural edge

Swipe for insights →

THE DATA

98.0%

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

Oak Ridge leads the Greensboro-Winston-Salem-High Point MSA and North Carolina in single-family home prevalence.

This level of single-family housing is not just a demographic trend — it reflects a decades-long zoning, infrastructure, and land-use pattern. The absence of high-density or multifamily development has preserved Oak Ridge's suburban character and limited supply constraints on new housing types.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-02-greensboro-single-family-share-place-mkt

01

Low density preserves market control

With 98.0% of homes single-family detached, Oak Ridge maintains tight control over its housing supply. Unlike high-density markets where supply elasticity is constrained by zoning or height limits, Oak Ridge’s low-density structure allows for incremental expansion — but only through land acquisition, not redevelopment. This creates a natural barrier to speculative overbuilding and limits price volatility.

02

Affordability is structural, not temporary

The dominance of single-family detached homes correlates with sustained affordability in Oak Ridge. Without a large multifamily or rental stock, the market resists the kind of rental inflation seen in dense urban centers. This structural stability means buyer demand is less sensitive to interest rate fluctuations, as homeownership remains a long-term, low-turnover proposition — a rare advantage in today's volatile market.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy