Marvin — #1 of 10: Share of Homes Valued $500K or More

Marvin leads NC in $500K+ homes

87.5% of homes valued at $500K or more — source: ALEX Intelligence, 2026

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THE DATA

87.5%

Share of Homes Valued $500K or More (2024)

Marvin leads all Charlotte metro cities in the share of homes valued at $500,000 or more.

This figure—87.5%—represents a structural shift in Charlotte's housing market, where luxury housing is no longer an outlier but a norm in select communities. The concentration of high-value homes in Marvin signals a bifurcation in affordability and access, with long-term implications for household composition and economic mobility across the metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-03-charlotte-half-million-share-place-mkt

01

Luxury is now the baseline

Marvin’s 87.5% share of $500K+ homes is not a statistical anomaly—it reflects a deeper trend: the normalization of premium housing in Charlotte’s growth corridors. This shift is driven not by speculative bubbles but by sustained in-migration, elevated household incomes, and a strategic focus on high-end residential development. As such, the market is redefining 'typical' home value, with implications for zoning, public services, and equity in access to homeownership.

02

Affordability gaps are structural

The gap between Marvin and Pineville—48.9% of homes at $500K+—is not a temporary imbalance. It reflects a widening divide in economic opportunity and capital access across Charlotte's urban fabric. While Marvin's profile aligns with national trends in affluent suburbia, the disparity underscores a growing risk: that entire communities may become functionally inaccessible to middle-income households. This is not just a price issue—it's a spatial and social one.

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