Oak Ridge — #1 of 10: Top-to-Median Home Value Gap

Oak Ridge’s home values are 2.2x the Triad median

Based on 2024 ACS data, published November 5, 2026

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THE DATA

2.2x

Top-to-Median Home Value Gap (2024)

Oak Ridge’s median home value is 2.2 times higher than the Triad’s median value.

This gap reflects a deepening bifurcation in the Greensboro-Winston-Salem-High Point MSA, where a small cluster of high-end communities sits far above the regional norm. The disparity is not driven by population growth alone, but by selective land use policies, long-term ownership concentration, and limited new construction in premium zones. This imbalance threatens to entrench economic stratification across the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-greensboro-spread-home-value-place

01

Affordability is no longer regional

The 2.2x gap reveals that 'affordability' in the Triad is no longer a shared condition — it’s a geographic privilege. While some neighborhoods like Greensboro and Winston-Salem hover near the median, others like Oak Ridge operate in a different economic stratum. This divergence undermines regional cohesion, as housing costs in one city do not reflect conditions in another, even within the same metro area.

02

The market is pricing out its own future

With Oak Ridge's values 2.2x the median, the Triad's middle-income households face a shrinking pool of accessible housing. Even if employment and wages grow, the disproportionate increase in high-end values limits upward mobility. Without targeted affordability programs or zoning reforms in premium zones, the region risks a long-term exodus of young professionals and mid-career workers who cannot enter the top tier.

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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

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