#1 of 10: Share of the Market's Large Apartment Stock in Its Top Three Cities

88.3% of Charlotte’s large apartments in 3 cities

Source: ALEX Intelligence · Published November 06, 2026

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THE DATA

88.3%

Share of the Market's Large Apartment Stock in Its Top Three Cities (2024)

Charlotte, Mooresville, and Matthews together house nearly nine in ten large apartment units in the metro area.

This concentration reflects a strategic real estate development pattern where capital and infrastructure are funneling into a narrow geographic core. The dominance of these three cities in large-scale apartment construction suggests a deepening urban core effect, where housing supply is increasingly centralized rather than dispersed across the broader metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-06-charlotte-concentration-apartment-units-place

01

Supply is not just limited — it's clustered

The 88.3% figure reveals a structural imbalance: while Charlotte’s overall housing supply remains tight, the problem isn’t just scarcity — it’s spatial. Large apartment units are not evenly distributed; they are being built in a few high-demand centers, which may accelerate gentrification and displacement in those areas. This clustering suggests that affordability pressures are not evenly felt across the metro, but are instead concentrated in the very cities where new supply is being created.

02

Investors are betting on density, not sprawl

The data reflects a shift in investor strategy — away from decentralized, low-density expansion and toward high-density, transit-accessible hubs. The fact that Mooresville and Matthews, not just Charlotte, are among the top three, indicates that suburban centers with strong infrastructure and connectivity are now seen as prime real estate locations. This trend may be driving long-term value appreciation in these cities, even as they remain outside the city limits of Charlotte proper.

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