ZIP 27608 — #1 of 10: Top-to-Median Home Value Gap

2.5x Gap: Triangle's Top ZIPs vs. Median

Source: ALEX Intelligence · Published November 06, 2026

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THE DATA

2.5x

Top-to-Median Home Value Gap (2024)

ZIP 27608 leads the Triangle in home value, sitting 2.5 times above the median across the region's ZIP codes.

This 2.5x spread reflects not just wealth concentration, but a structural divergence in access to high-value housing. The gap is widest in the Triangle's innovation corridors — where proximity to research hubs, biotech clusters, and AI-driven health startups translates directly into real estate premium. It is not a national anomaly; it is a localized outcome of place-based economic power.



Photo: Pithon314 · CC0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-06-triangle-spread-home-value-zcta

01

Innovation Drives Inequality

The 2.5x gap is not accidental — it is the result of concentrated investment in research infrastructure. The Carolina Innovation Hub and MIT's AI cancer detection model are not just scientific milestones; they are real estate catalysts. As these projects attract capital and talent, they inflate home values in adjacent ZIPs, especially in areas like ZIP 27608, which lies near the heart of RTP and UNC's biotech ecosystem. This is not gentrification — it is hyperlocal value capture.

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02

The Market’s Hidden Inequality

While ZIP 27608 commands $977,400, the median home value across the Triangle remains below $400,000. This 2.5x spread creates a two-tier market: one for innovation insiders, another for the broader workforce. The consequence? A housing system that rewards proximity to research and tech, not just income. For policymakers, this is not a housing shortage — it is a value segregation. The solution is not more construction, but targeted inclusion zones that capture innovation’s benefits for all.

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

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