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

Marvin leads Charlotte in single-family homes

98.9% share — source: ALEX Intelligence, 2026

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THE DATA

98.9%

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

Marvin leads all Charlotte-area cities in single-family home prevalence.

This figure represents a structural commitment to detached, low-density housing across the city's development trajectory. The absence of high-rise or mid-rise infill suggests limited pressure to accommodate denser urban forms. The data reflects decades of zoning, land-use policy, and market preference that have reinforced single-family dominance.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-12-charlotte-single-family-share-place-mkt

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The single-family norm is self-reinforcing

The stability of this model suggests that Charlotte’s market may be less vulnerable to sudden supply shocks than cities with higher multifamily concentrations. Yet it also implies limited flexibility in responding to demographic shifts, such as younger households seeking walkable, mixed-use environments.

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Density is not a failure — it’s a choice

In contrast to cities where multifamily construction has surged, Marvin’s model offers a different kind of resilience: one based on long-term tenure, stable appreciation, and low turnover. This may attract long-term investors and families seeking permanence, but it also raises questions about affordability and access for first-time buyers in a market with limited housing variety.

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