Greensboro-High Point — #10 of 10: Home Value to Income Ratio

Home Value to Income Ratio:

3.5x

Based on 2024 ACS data, ALEX Intelligence

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THE DATA

3.5x

Home Value to Income Ratio (2024)

The ratio measures median home price relative to median household income.

Greensboro-High Point's 3.5x ratio places it at the 10th highest among North Carolina's 15 metropolitan areas. This indicates that housing is less affordable relative to income than in 5 other NC metros, despite strong job growth and population inflows. The figure reflects structural affordability pressure, not a temporary spike.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-14-greensboro-standing-value-to-income-msa

01

Affordability is a growing constraint

With a 3.5x home value-to-income ratio, Greensboro-High Point sits in the top third of North Carolina’s metros for affordability pressure. This is not a lagging indicator but a current state, driven by rising home prices and a labor market that, while tight, does not yet match wage growth in higher-ratio metros like Asheville or Durham. As wages remain stagnant relative to home prices, the market risks pricing out middle-income households, especially first-time buyers.

02

Growth is outpacing income

Despite a 15% year-over-year increase in housing starts and strong demand, median household income has not kept pace with home price appreciation. This imbalance suggests that future affordability will depend not on income growth, but on policy interventions such as Opportunity Zone incentives and targeted housing supply expansions.

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