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

40.1% of the Triad's large apartments are in just three ZIP codes

Source: ALEX Intelligence, 2026

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THE DATA

40.1%

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

This concentration is not just high—it's structurally significant, reflecting deep housing market polarization.

The data reveals that over four in ten large apartment units in the Greensboro-Winston-Salem-High Point MSA are located in just three ZIP codes: 27101, 27410, and 27106. This level of concentration is not typical of balanced urban development, but rather signals a bifurcated housing landscape where investment, density, and demographic trends are sharply diverging across the metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-15-greensboro-concentration-apartment-units-zcta

01

Urban core dominance is accelerating

The result is not just a housing shortage—but a spatial inequality in opportunity. The market is not just growing; it’s stratifying.

02

The Triad’s growth is not balanced

For investors, developers, and policymakers, this is not just a data point—it’s a strategic signal: the future of Triad housing is not in dispersion, but in deepening urban core dominance.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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