Mecklenburg County, North Carolina — #1 of 7: Residential Builders

Mecklenburg County leads NC in residential builders

Based on 2022 County Business Patterns data

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THE DATA

911

Residential Builders (2022)

Mecklenburg County leads North Carolina in residential construction activity, according to the U.S. Census Bureau's 2022 County Business Patterns.

This figure reflects a concentrated build-out of single-family homes and multifamily units across the Charlotte metro. The high number of active residential builders indicates robust private investment and sustained demand, particularly in high-growth corridors like the South End and Eastland.

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 2361 (Residential building construction) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-charlotte-ind-2361-county

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Builder density reflects market maturity

The concentration of 911 residential builders in Mecklenburg County is not merely a volume metric — it signals a mature, self-sustaining development ecosystem. With builders operating across multiple phases, the market has moved beyond speculative growth into a phase of operational stability, where supply chains, labor pools, and permitting processes are optimized for continuous output.

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Supply-side dominance drives affordability pressure

While builder density is a sign of strength, it also reveals a growing tension: supply is increasing, but not fast enough to outpace demand. The fact that Mecklenburg County leads in builder count while home prices remain elevated suggests that demand-side forces — particularly from remote work migration and tech sector expansion — are still outpacing construction velocity. This imbalance may sustain price appreciation even as new units come online.

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