Raleigh-Cary — #1 of 10: Median Monthly Owner Cost



Raleigh-Cary leads NC in median owner cost

Highest in state and metro on new ALEX Intelligence data

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THE DATA

$1,619

Median Monthly Owner Cost (2024)

Raleigh-Cary ranks #1 of 15 North Carolina metros on median monthly owner cost, according to ALEX Intelligence's 2026 analysis of U.S. Census data.

This figure reflects the true cost of homeownership in the Triangle, not just purchase price. It includes mortgage payments, property taxes, insurance, and utilities — the full financial burden of living in a home. The fact that Raleigh-Cary leads all other NC metros in this metric underscores the region's deep affordability pressure despite high demand.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-23-triangle-standing-owner-cost-msa

01

Affordability is a myth — the market rewards commitment

This trend is reinforced by the region’s strong employment base in tech, research, and healthcare — sectors that attract and retain professionals willing to pay a premium for quality of life and community stability. The high owner cost is not a barrier; it’s a filter for the type of resident the Triangle is attracting.

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02

The cost is rising — but so is resilience

This resilience is not accidental. It’s rooted in institutional strength: the presence of top-tier universities, federal research funding, and private-sector innovation. These foundations support a real estate market that is not just expensive, but sustainable — even as interest rates remain elevated.

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

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