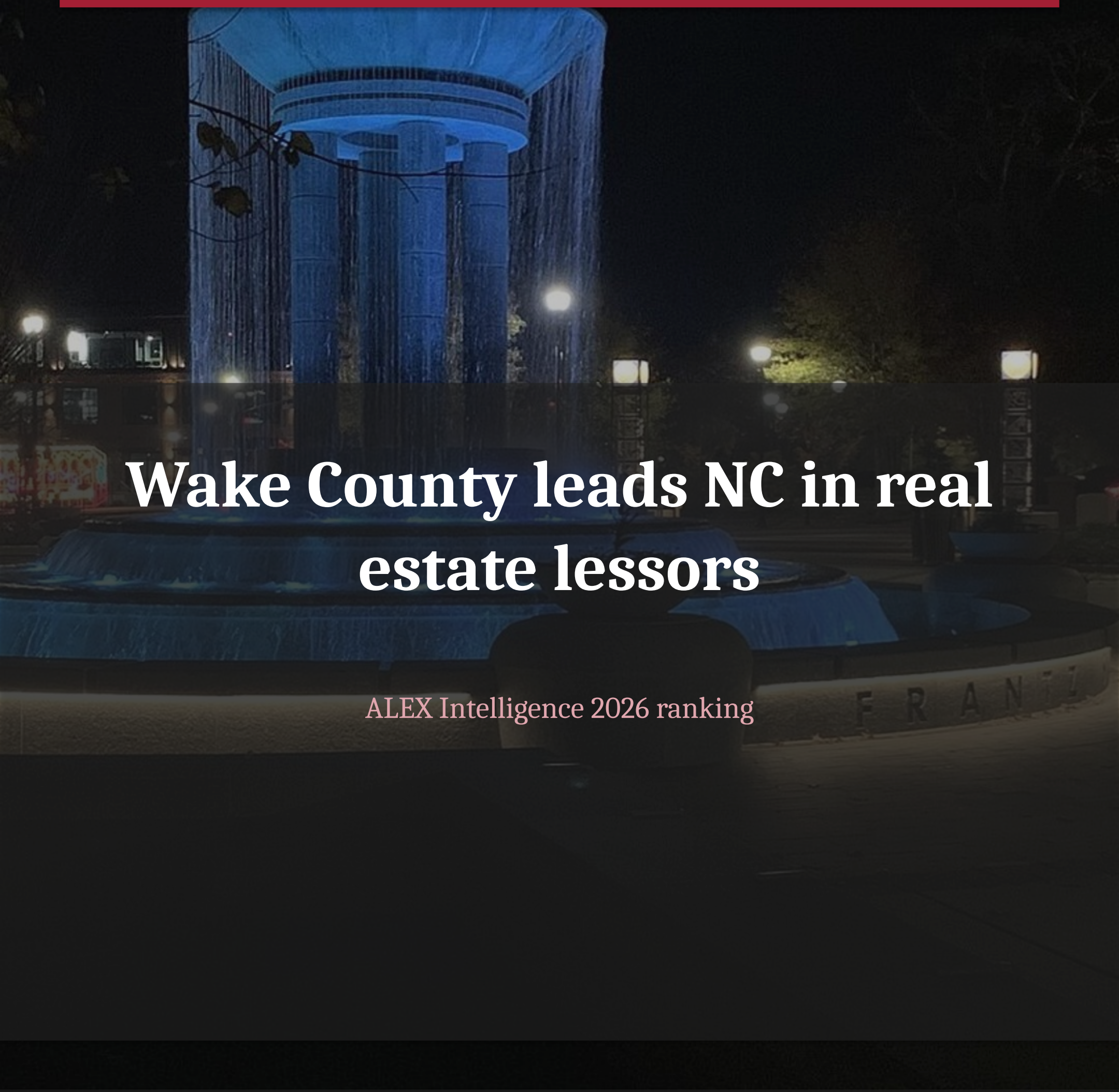
Wake County, North Carolina — #1 of 8: Real Estate Lessors



Wake County leads NC in real estate lessors

ALEX Intelligence 2026 ranking

Swipe for insights →

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THE DATA

486

Real Estate Lessors (2022)

Wake County leads North Carolina in the number of real estate lessors, a measure of institutional investment in property ownership.

The 486 real estate lessors in Wake County reflect a concentration of capital-driven ownership, suggesting a growing market for institutional-grade real estate. This is not just about individual investors—it's about firms managing portfolios at scale, particularly in suburban and mixed-use zones like Cary and Apex.



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Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 5311 (Lessors of real estate) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-24-triangle-ind-5311-county

01

Institutional capital is anchoring the core

Wake County’s dominance in real estate lessors isn’t accidental. It’s a structural shift: the Triangle’s core is becoming a hub for long-term, capital-intensive property ownership. This isn’t speculation—it’s infrastructure for stability. The data shows that firms are not just buying homes; they’re managing them as assets, shaping rental dynamics and neighborhood evolution.

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02

The lessor gap is a market signal

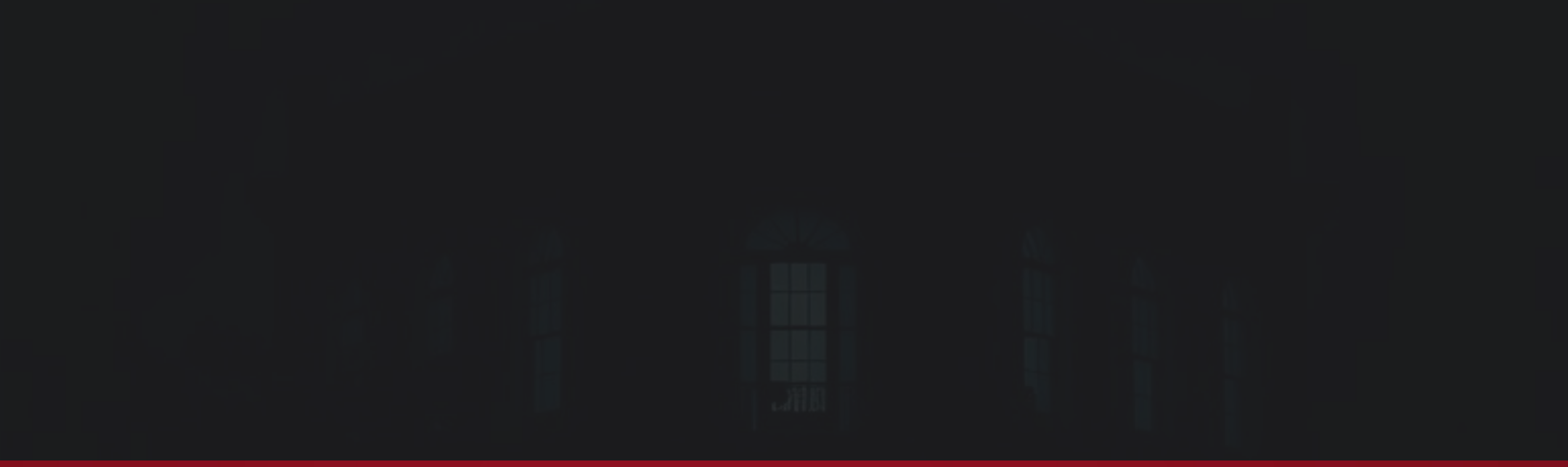
The 486 lessors in Wake County stand in stark contrast to the 128 in Durham and 52 in Orange. This disparity isn't just about geography—it's about access to capital, regulatory clarity, and the maturity of local real estate markets. As the Triangle grows, this gap may widen unless policies support diversified ownership across counties, especially in fast-growing areas like Durham, where affordability is already under strain.

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

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