#1 of 8: Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025

Johnston County leads Triangle in new home permits by 5.63x

Source: ALEX Intelligence, 2026

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THE DATA

5.63x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Johnston County’s new home approval rate is 5.63 times higher than Orange County’s across the Triangle.

This gap reveals a stark divergence in construction momentum. Johnston County is accelerating at a pace that reflects strong demand, favorable zoning, and infrastructure readiness. Meanwhile, Orange County’s lag suggests regulatory constraints, land availability limits, or slower developer confidence. The disparity is not just a metric—it’s a signal of where supply will grow and where it will remain constrained.



Photo: Pithon314 · CC0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-triangle-permits-county-spread

01

Construction momentum is not equal

The 5.63x spread shows that housing supply growth is not evenly distributed across the Triangle. Johnston County is becoming a primary engine of new inventory, likely drawing buyers and developers away from slower-growing areas. This could widen affordability gaps as demand shifts to fast-growing zones, even as other counties struggle with stagnant or declining development pipelines.

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02

The market is bifurcating by county

The data suggests a two-tiered housing market emerging within the Triangle: one in rapid expansion (Johnston), and another in relative stagnation (Orange). This divergence could lead to uneven price appreciation, differing rental dynamics, and unequal access to new housing stock. As job growth and population influx continue, counties like Orange may face increasing pressure to reform zoning or accelerate permitting to avoid being left behind.

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