Charlotte-Concord-Gastonia — #14 of 10: Housing Vacancy Rate

Housing Vacancy Rate: 7.6%

Source: ALEX Intelligence · Published November 28, 2026

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THE DATA

7.6%

Housing Vacancy Rate (2024)

Charlotte-Concord-Gastonia's 7.6% vacancy rate places it last among North Carolina's 15 metros.

This figure, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reveals a market that is not oversupplied — but rather, one where inventory is tightly aligned with demand. The rate is notably higher than Charlotte's own recent historical averages, suggesting a structural shift in housing turnover and ownership patterns.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-charlotte-standing-vacancy-share-msa

01

Low vacancy ≠ low supply

Charlotte’s 7.6% vacancy rate is the highest in North Carolina, yet it is not a sign of oversupply. Instead, it reflects a market where homes are held longer — a sign of stable, long-term ownership. This is not a sign of weakness, but of confidence in property as a core asset, even amid elevated rates. The data suggests that Charlotte’s housing market is more resilient than its rank implies.

02

Demand is outpacing new supply

This mismatch indicates that new supply is not keeping pace with demand, not because of lack of interest, but due to permitting delays, land constraints, and financing hurdles. The market is not stagnant — it is constrained by supply-side bottlenecks, not weak demand.

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