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Introduction

Charlotte, North Carolina, is a beautiful, rapidly growing, diverse city with a rich history. Although Charlotte is known to be a financial hub, many industries, such as the textile and railroad industry, thrived here. “Uptown,” which refers to the city center, has the same gridlocks seen in colonial times. The history of Charlotte goes back and even predates European settlement, as Tryon Street was part of a trading route with the Catawba and other Native American tribes. Following the civil war, the city of Charlotte embraced a “New South” approach where the city did not depend on traditionally southern economies such as cotton and textiles but an economy similar to those seen in the north, specializing in industrialization. Today, Charlotte is known for its opportunities, lower taxes, and excellent quality of life. With all those benefits, it is no wonder that many people chose Charlotte as their permanent residence, but what areas of Charlotte are more sought after than others and why? As the varying industries play a role in population shifts within Charlotte, this naturally causes regions within Charlotte to vary based on median real estate income and crime rates. In areas with higher demand, there are undeniably higher housing prices. Similar to housing prices, there is a variation between crime rates within the different neighborhoods throughout Charlotte: are lower crime rates in Charlotte, NC, in 2022 causing an increase in housing prices?

Theory

The items in our research study, “crime rates” and “increase in housing prices,” would need to be defined in our study. We conceptualize these terms by defining “crime rates” to refer to violent crime and “increase in housing prices” to refer to people buying homes in areas where lower crime correlates to higher demand for housing and vice versa. ([Appreciation, Foreclosure, Homeowner’s association\(HOA\)](#)).his would be measured by comparing areas within Charlotte with higher crime rates & housing prices (in specific areas) to present ones (2022). “Real Estate Prices” refer to the average cost of a home per region, this figure would be based on the area's average income and the current state of the housing market. While “crime rates” and “increasing in housing prices” would be the main thing to focus on, “ Real Estate Prices” should be seen as a supplemental term.

To further understand how our concepts can be combined to explain our research question, how do crime rates affect housing prices? Higher crime rates equal lower house prices, while lower crime rates equal higher house prices. Depending on the crimes in the areas, such as whether the offense is a misdemeanor or a felony, it can affect the price of houses to go down as well. With the decrease in house prices and crime going up within specific neighborhoods, people won’t want to move to that area. If the offense isn't as high, the costs will be higher and more people will want to live in these areas.

Measurement

To measure these concepts, we need to look at a violent crime rate map for Charlotte, NC, and compare it to higher housing prices in certain areas. Within the city of charlotte, South Charlotte is known to be the wealth hub in the town, with affluent housing neighborhoods such as Myers Park, Eastover, and Wessex Square. Therefore, looking at the crime rates within different areas of Charlotte

could lay out the trend of lower crimes leading to higher housing prices. Another way that we could measure violent crime rates in Charlotte, NC, is by exploring the different neighborhoods throughout Charlotte, such as comparing crime rates within South Charlotte to a lower income neighborhood. . One way that we could measure violent crime rates in Charlotte, NC is by using the data from victim and offender surveys to see where crimes are most popular in certain areas. Additionally, as mentioned above, we will also use an interactive map that will lay out which neighborhoods within Charlotte have a higher crime rate, the median real estate price, and how the real estate price compares to the rest of the city. Although this research question aims to scope out how housing prices affect areas within Charlotte, NC, and not the surrounding cities and towns, the resources stated above will help answer the research question.

Context and Implications

Several events and conditions in the Charlotte region are relevant to the specific populations impacted by our research question. Affluent families will prioritize great schools, a community of like-minded individuals, and an overall family-friendly area with extracurricular activities such as soccer and other sports for their kids. Younger people who move to Charlotte look for a great social scene, a more urban lifestyle, and affordability. Another event affecting Charlotte's population is the Charlotte Speedway, as it brings in many race fans and opportunities for companies to open up shops and other things. Similar to that effect, proximity to “uptown,” known as the city center that houses the major corporations and firms within Charlotte, could also affect where a person or family moves. It is also important to note specific neighborhoods within the Third Ward, Bryant park, and even well-known places such as Southend and NoDa (Northend). An event affecting Charlotte's population is East Fourth Street and Sugar Creek, which became known for being the most racially and economically diverse area

in Charlotte's center in the early part of the 20th century. These events can impact what areas are good to move into and what some offer.

A couple of different stakeholders and interests can be seen in our research question. Some of the stakeholders that can be seen in our research question are people looking to move, investors (business and real estate), and communities. People looking to move to Charlotte can use this data to understand the area in terms better the variation of crime rates and housing prices within the different neighborhoods of Charlotte. Investors and Business owners could be affected by our research question by helping them decide which areas within Charlotte are right for their business and their goals for their business in terms of crime rates and housing prices. . And lastly, the Greater Charlotte community can use this data to help grassroots efforts to lower crime rates to help increase the housing prices of surrounding areas which could, if done ethically, can uplift the community's collective wealth, allowing for more public utilities to be done.

As we explore the impact of crime rates on housing prices, it is vital to acknowledge the ramifications of this question. As mentioned above, gentrification is a massive issue within the Charlotte community, displacing people of color and low-income families. Gentrification is when wealthier and more affluent residents move into a less affluent neighborhood and inflate the prices and costs within the said neighborhood. Residential areas targeted in this process are namely those with lower real estate prices, which are defined through answering the research question. To further expand, though it is beneficial for the growth and increase of overall wealth for Charlotte (especially areas like NoDa), gentrification urbanizes poor or lower-income regions, therefore, erasing and removing the history and the people and homes that resided there. In most cases, the people who live in these once-poor areas are forced to move out, whether because of an increase in the cost of living. Therefore, this paper could provide valuable

insight into the variation of real estate prices and crime rates which could prove beneficial by providing insight into areas that are either already gentrified or areas at risk of being gentrified.

Work Cited

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