

Longest Commute in Grand Strand — ALEX Intelligence 2026

Little River Has Longest Commute in Grand Strand

25.3 minutes to work—what it means for real estate value

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THE DATA

25.3

Mean Commute to Work by City, in Minutes (2024)

Little River leads the Grand Strand in average commute time.

This isn't just about traffic—it reflects a deeper shift in land use and housing allocation. The city with the longest commute is also the one with the highest concentration of low-density, high-amenity residential zones, where access to employment is increasingly decoupled from proximity. The data suggests that residents are prioritizing lifestyle over proximity, a trend that may be driving long-term appreciation in areas where commute length is a known premium.

01

Commute Length = Lifestyle Premium

The 25.3-minute average commute in Little River isn't a flaw—it's a feature. Residents are trading time for space, privacy, and access to natural amenities like marshes, dunes, and coastal trails. This premium on non-urban living is not a cost of inefficiency but a deliberate choice that elevates property value in areas where the land is both scarce and desirable. The market is pricing in the value of escape, not just access.



02

Commuting Is a Signal of Future Growth

Long commutes are not a regression—they are a predictor. Areas with higher average commute times often experience slower population growth but higher per-capita income and capital investment. In Little River, the extended commute correlates with rising property values, suggesting that the market is betting on long-term retention and lifestyle loyalty over short-term mobility. This implies that real estate in the Grand Strand is becoming more about permanence than convenience.

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