

Oldest Housing Stock in Upstate SC — ALEX Intelligence 2026

Clemson University Has the Oldest Housing in SC

63-year median age — a hidden engine of value in the Upstate

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THE DATA

63 years

Median Home Age (2024)

Clemson University leads the Upstate in housing stock age, with a median home age of 63 years.

This is not a sign of decline but a marker of enduring investment in place. The longevity of housing stock reflects deep community roots, stable neighborhoods, and a built environment that has withstood decades of economic and demographic shifts. In a region where new construction is growing, the oldest homes are becoming increasingly rare and historically significant.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-17-upstate-sc-median-home-age-place-mkt>



01

Age Is a Value Filter

In the Upstate, older homes are not just relics—they are selective assets. The 63-year median age in Clemson University reflects a built environment where structural integrity, neighborhood cohesion, and long-term stewardship have preserved value. This is not a cost of aging, but a signal of resilience. The market is quietly pricing in durability and permanence, favoring those who invest in preservation over replacement.



02

Adaptive Reuse as a Strategic Lever

The oldest housing stock is a catalyst for adaptive reuse. In a market where new construction is rising but not yet overwhelming, the existing fabric becomes a competitive advantage. Projects like Project R.E.S.T. in Greenville—repurposing underutilized industrial spaces—demonstrate how historical density and aging infrastructure are being reimagined as premium mixed-use developments. This is not about nostalgia; it's about leveraging the past to shape future value.

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