

22.2-Minute Commute Spread in the Upstate — ALEX Intelligence 2026

# 22.2-Minute Commute Spread in the Upstate

The most uneven commute distribution in South Carolina — ALEX Intelligence, 2026

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## THE DATA

# 22.2

### Spread in Mean Commute Across the Market, in Minutes (2024)

This is the largest gap in average commute times across any South Carolina metro area, measured between Powdersville and Clemson University.

The 22.2-minute spread reflects a deeply polarized regional mobility structure. This disparity is not a flaw but a feature: it enables a high degree of functional segmentation where high-velocity access to research and innovation hubs coexists with lower-density, high-autonomy suburban zones.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-09-20-upstate-sc-commute-spread>



# 01

## Commute Spread = Strategic Fracture

This is not a city-wide issue; it is a regional design principle.



# 02

## Polarization Fuels Real Estate Resilience

The region's future is not in uniformity, but in intelligent divergence.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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