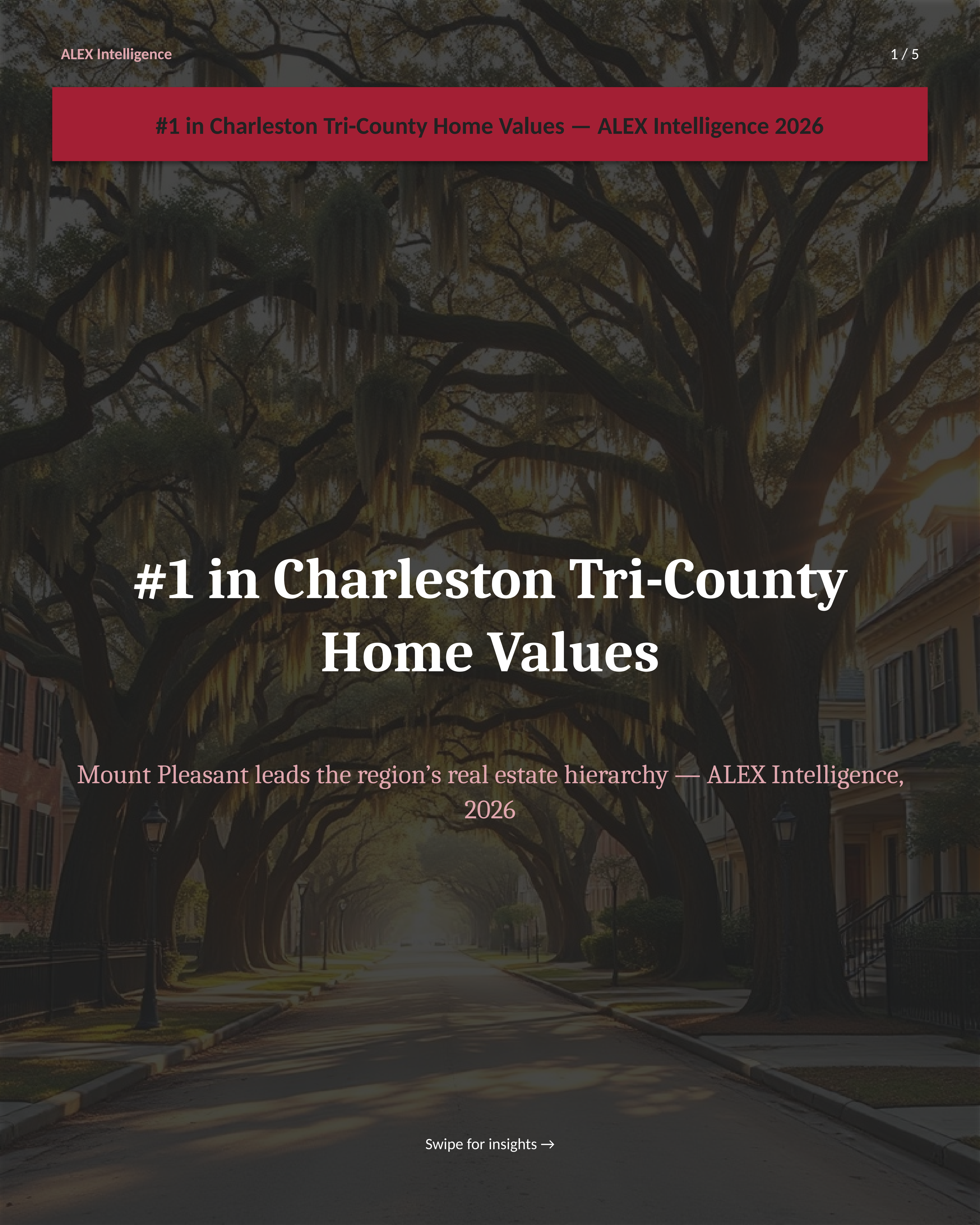

#1 in Charleston Tri-County Home Values — ALEX Intelligence 2026

#1 in Charleston Tri-County Home Values

Mount Pleasant leads the region’s real estate hierarchy — ALEX Intelligence, 2026

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THE DATA

$748,500

Median Home Value (2024)

Mount Pleasant's median home value tops the Charleston tri-county, reflecting structural advantages in desirability and infrastructure.

This $748,500 figure is not a statistical outlier but a signal of entrenched market positioning. Mount Pleasant’s dominance is not driven by new construction alone, but by sustained access to transportation corridors, public services, and long-term community stability. The city’s ability to maintain premium pricing amid regional growth suggests a self-reinforcing cycle of value retention.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-21-charleston-sc-home-value-place-mkt

01

Value Leadership Is Structural

Mount Pleasant's $748,500 median value is not a fleeting trend but a function of decades-long investment in infrastructure, education, and civic continuity. Unlike newer developments in Dorchester or Berkeley, Mount Pleasant's core neighborhoods have matured with consistent policy alignment, low turnover, and high civic engagement. This structural advantage allows it to absorb population growth without diluting its premium positioning—unlike places that rely on speculative demand.

02

The Hidden Price of Exclusivity

The premium in Mount Pleasant is not free—it comes at the cost of accessibility. With the highest median value in the tri-county, it becomes increasingly difficult for middle-income households to enter the market, even as the broader region grows. This creates a bifurcated housing ecosystem: Mount Pleasant as a high-value enclave, while neighboring cities like Sangaree and Goose Creek maintain affordability but lack the same appreciation trajectory. The result is a market where value leadership is not just economic but spatially segregating.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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