

**#1 Best Home Value in the Grand Strand — ALEX Intelligence 2026**

# #1 Median Home Value in the Grand Strand

Litchfield Beach leads with \$459,000 — ALEX Intelligence 2026

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## THE DATA

# \$459,000

### Median Home Value (2024)

Litchfield Beach holds the highest median home value in the Grand Strand.

This figure reflects a market where coastal access, limited lot availability, and premium zoning create a natural cap on supply. The data, drawn from the 2024 American Community Survey 5-Year Estimates, reveals that Litchfield Beach is not merely a high-value outlier but the structural apex of a regional hierarchy driven by geographic constraints and sustained demand.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-21-grand-strand-home-value-place-mkt>



# 01

## Scarcity is the new standard

The \$459,000 median value in Litchfield Beach isn't just about price—it's a signal of market maturity. Census Bureau, 2026), supply is increasing, but not in high-value coastal zones. The real driver is not just demand, but the absence of new land for development in the most desirable areas. This creates a self-reinforcing cycle: high prices attract more capital, which in turn reinforces scarcity through zoning, environmental restrictions, and buyer expectations.

# 02

## Value concentration is accelerating

This isn't a static ranking—it's a dynamic signal of how value is being concentrated in premium micro-markets. The Richmond Fed's 5th District report notes that new construction accounts for 38% of units completed, but nearly all of it is in lower-tier areas like Conway and Socastee. The highest-value pockets are not being replenished; they're being preserved.



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