

#1 Highest Rents in the Upstate — ALEX Intelligence 2026

Five Forks Leads Upstate in Rent — \$2,178

Top-ranked city in median gross rent, per ALEX Intelligence 2026

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THE DATA

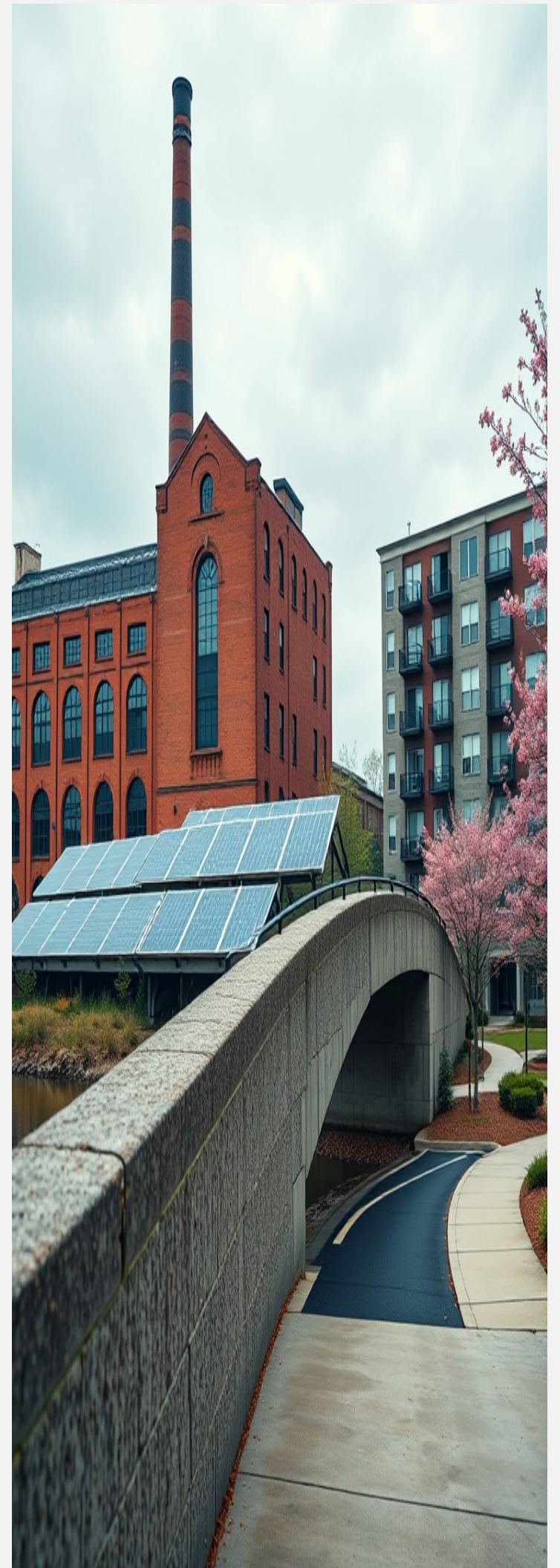
\$2,178

Median Gross Rent (2024)

Five Forks records the highest median gross rent in the Upstate, reflecting premium urban positioning.

This figure, derived from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reflects a market where transit-oriented development and mixed-use zoning are driving up rental value.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-upstate-sc-gross-rent-place-mkt>



01

Rent Leadership Signals Urban Premium

Five Forks' \$2,178 median rent isn't just about location — it's about policy. The city's updated design guidelines prioritize mixed-use, transit-oriented development, which increases rental demand by reducing car dependency and enhancing walkability. This is not a passive market outcome; it's a deliberate urban strategy to attract higher-income residents and commercial tenants who value connectivity and lifestyle integration.



02

Infrastructure Shapes Rent Premiums

The Dutch Creek Road bridge closure in Spartanburg County, a key commuter link, shows how infrastructure fragility can disrupt mobility and indirectly pressure rental markets. Yet the fact that Five Forks still leads in rent suggests that its zoning and development framework are strong enough to absorb such shocks — a sign of long-term resilience in urban planning.

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