

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

\$748,500 Median Home Value

Mount Pleasant tops Charleston tri-county — ALEX Intelligence, 2026

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THE DATA

\$748,500

Median Home Value (2024)

Mount Pleasant leads the Charleston tri-county in home values, according to ALEX Intelligence's 2026 data.

This figure is not just a number—it reflects a structural reality: access to high-value housing is increasingly concentrated in a few enclaves. The gap between Mount Pleasant and Sangaree, where median values are \$251,800, is nearly \$500,000. Such disparities are not accidental but rooted in zoning, infrastructure investment, and historical land use patterns.

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

Wealth Is Zoned, Not Just Built

The \$748,500 median in Mount Pleasant isn't just a function of demand—it's a product of decades of deliberate zoning that prioritized single-family, low-density development. This creates a feedback loop: higher home values attract more affluent residents, which reinforces higher property taxes, which in turn fund better schools and public services, further entrenching the value gap. The result is not just inequality, but exclusion by design.

02

Affordability Is a Spatial Illusion

While Mount Pleasant's \$748,500 median signals strength, it obscures a deeper truth: affordability is not a statewide issue but a spatial one. The real estate market is not simply 'hot'; it's bifurcated, with one side benefiting from capital appreciation and the other trapped in a cycle of rising costs with no equity path.



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