

Oldest Housing Stock in the Lowcountry — ALEX Intelligence 2026

Beaufort Has SC's Oldest Housing Stock

Median age: 40 years — ALEX Intelligence, 2026

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THE DATA

40 years

Median Home Age (2024)

Beaufort's housing stock is the oldest in the Lowcountry, a distinction that shapes its economic and cultural resilience.

This 40-year median age reflects decades of preservation, adaptive reuse, and deep community investment. Unlike newer developments in Bluffton or Hilton Head Island, Beaufort's historic fabric is not a liability but a strategic asset — anchoring tourism, creative industries, and long-term property value stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-hilton-head-median-home-age-place-mkt>



01

Age as Competitive Advantage

In a market where new construction dominates, Beaufort's aging homes represent a rare form of built-in scarcity. Their longevity is not a sign of decline but of enduring quality, with many homes having undergone renovations that maintain value without replacing the original character. This stability attracts buyers seeking authenticity over novelty, especially in a region where brand-new condos are increasingly commoditized.



02

The Innovation Paradox

While new tech and smart infrastructure projects like the Lowcountry Rapid Transit are advancing, Beaufort's oldest housing stock is quietly becoming a proving ground for adaptive innovation. The city's historic preservation district now supports retrofitted energy efficiency upgrades and digital connectivity systems — a rare convergence of heritage and future-readiness. This duality positions Beaufort not as behind, but ahead in long-term resilience.

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