

#1 Most Expensive Place to Own in the Upstate — ALEX Intelligence 2026

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Five Forks leads median owner cost at \$1,719 — ALEX Intelligence 2026

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THE DATA

\$1,719

Median Monthly Owner Cost (2024)

Five Forks, the highest-ranked city in the Upstate, now leads the region in owner cost at \$1,719 per month.

This figure reflects not just housing prices, but the full cost of ownership: mortgage, property taxes, insurance, and utilities. The high number is not a flaw—it's a proxy for sustained public and private investment in infrastructure, zoning quality, and long-term urban planning. The city's premium cost is earned, not arbitrary.

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

<https://alex-companies.com/data/2026-09-22-upstate-sc-owner-cost-place-mkt>



01

Cost Is a Measure of Investment

The \$1,719 median is not inflationary noise—it's a data point that captures the return on sustained civic and private capital. When owner cost leads, it often means the system is working: long-term planning, not speculation, is driving outcomes.

02

Affordability Is a Misnomer

When owner cost leads, it often reflects a market that has moved beyond raw price competition. The Upstate is no longer chasing the cheapest entry point—it's building the most sustainable, climate-resilient, and operationally efficient urban core in the state.



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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