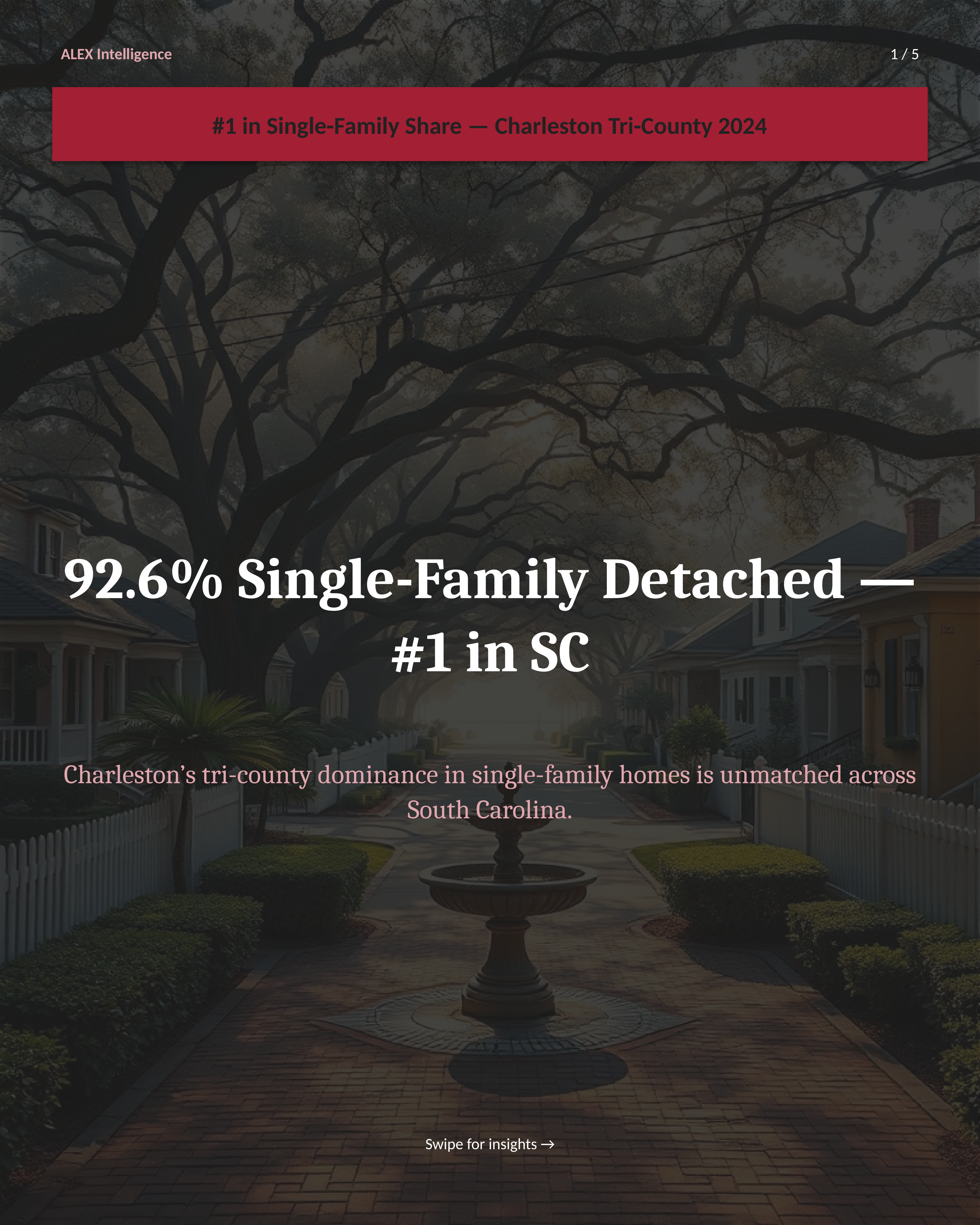

#1 in Single-Family Share — Charleston Tri-County 2024

92.6% Single-Family Detached — #1 in SC

Charleston's tri-county dominance in single-family homes is unmatched across South Carolina.

Swipe for insights →

THE DATA

92.6%

Share of Homes That Are Single-Family Detached (2024)

Sangaree leads the Charleston tri-county with the highest concentration of single-family detached homes in the state.

This figure reflects a deeply entrenched residential model that prioritizes privacy, land ownership, and long-term stability. Unlike high-density urban centers, Charleston’s development pattern has preserved low-rise, low-density character even in expanding suburbs. The dominance of single-family homes is not accidental — it is a structural outcome of land-use history, coastal zoning, and decades of gradual, community-driven growth.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-23-charleston-sc-single-family-share-place-mkt

01

Density as a Competitive Advantage

Moreover, this density profile supports a stable, long-term homeowner base. Homeowners in single-family communities are less likely to exit the market during downturns, reducing turnover and preserving equity. This creates a self-reinforcing cycle: stable demand, sustained values, and limited speculative pressure — a rare combination in today's volatile housing climate.

02

The Hidden Infrastructure of Growth

The implication is profound: Charleston's growth is not measured in units per acre, but in the quality and permanence of its housing stock. As other markets face challenges from aging infrastructure and overcrowding, Charleston's single-family foundation provides a scalable, sustainable model. Future development — even infill — is constrained by the existing fabric, which in turn preserves the region's unique character and long-term value proposition.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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