

#1 in Median Home Age by City — ALEX Intelligence 2026

James Island: Oldest Housing Stock in SC

Median Home Age: 54 years — ALEX Intelligence, 2026

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THE DATA

54 years

Median Home Age (2024)

James Island has the oldest housing stock in the Charleston tri-county.

This is not a relic—it's a signal of deep-rooted community stability and architectural continuity. In a region where new construction is constrained by environmental and regulatory limits, the enduring fabric of older homes provides long-term value resilience. These homes are not aging out; they are aging in—providing consistent, low-turnover neighborhoods that attract long-term residents.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-25-charleston-sc-median-home-age-place-mkt>



01

Heritage as a Value Engine

The oldest homes in Charleston are not liabilities—they are assets in a market where proven neighborhood identity and cultural continuity command premium appeal. In James Island, where homes average 54 years, the lack of modern turnover signals entrenched community cohesion, which correlates with lower vacancy rates and stronger property stewardship. This stability attracts buyers seeking permanence over speculation, reinforcing long-term appreciation.



02

The Resilience of Legacy Infrastructure

In contrast to newer developments that face rising construction costs and regulatory hurdles, older neighborhoods like James Island offer a built-in advantage: proven infrastructure and mature tree canopies. These elements reduce future maintenance costs and enhance livability. The 54-year median age reflects not stagnation, but a market that has already absorbed the costs of development, making it a lower-risk, higher-value proposition for investors and long-term homeowners alike.

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