

91.7% Single-Family Detached — ALEX Intelligence 2026

91.7% Single-Family Detached

Lyman Leads the Upstate in Home Type Dominance — ALEX Intelligence 2026

Swipe for insights →

THE DATA

91.7%

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

Lyman holds the highest share of single-family detached homes in the Upstate, reflecting a deep-rooted preference for standalone housing.

This concentration of detached homes is not accidental—it reflects decades of zoning, infrastructure investment, and community design that prioritize low-density living. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, confirms that the Upstate's development pattern is fundamentally different from high-density urban cores across the country.

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



01

Detached Homes Signal Stability

This pattern is not merely aesthetic—it is strategic. The Upstate’s development model favors long-term capital appreciation over rapid rental yield, making it a magnet for investors seeking durable, low-maintenance assets. The dominance of detached homes correlates with lower vacancy rates and stronger neighborhood cohesion.



02

Density Isn't the Only Measure of Growth

This model supports workforce retention, as families prioritize access to yards, safe streets, and predictable property values. It also reduces pressure on public infrastructure, as single-family zones typically require less intensive municipal servicing than high-density zones. The data from ALEX Intelligence confirms that this approach is not a relic but a current, active strategy.

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

