

#1 in SC: Average Household Size — ALEX Intelligence 2026

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Moncks Corner leads the Charleston tri-county at 2.9 people per home

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THE DATA

2.9

Average Household Size (2024)

Moncks Corner leads the Charleston tri-county in household density, reflecting a unique pattern of family-centric living.

This figure—2.9 people per household—is the highest in the region and signals a rare concentration of multi-generational and extended family households. In a market where housing demand is increasingly driven by single-person and dual-income units, Moncks Corner stands out as a bastion of communal living. The data suggests strong neighborhood cohesion, lower turnover, and long-term residency patterns.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-28-charleston-sc-household-size-place-mkt>



01

Density as Stability

This is not a demographic fluke; it's a competitive edge. Properties in Moncks Corner are likely to be occupied by families who plan to stay for decades, not years. That translates into consistent demand, stronger community investment, and reduced need for re-leasing cycles—factors that directly benefit property owners and lenders alike.



02

The Invisible Infrastructure

When new developments are planned, Moncks Corner's model offers a blueprint: prioritize family-friendly design, multi-generational zoning, and shared community spaces. This is not a regression to suburban sprawl—it's a forward-looking adaptation. The real estate value isn't just in the square footage, but in the social fabric that makes it a place people want to stay, not just move through.

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