2.0x Top-to-Median Gross Rent Gap — ALEX Intelligence 2026

2.0x Rent Gap in the Upstate

Five Forks leads with $2,178 gross rent — 2.0x median

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THE DATA

2.0x

Top-to-Median Gross Rent Gap (2024)

Five Forks' gross rent is 2.0 times the median in the Upstate, a structural divide in affordability.

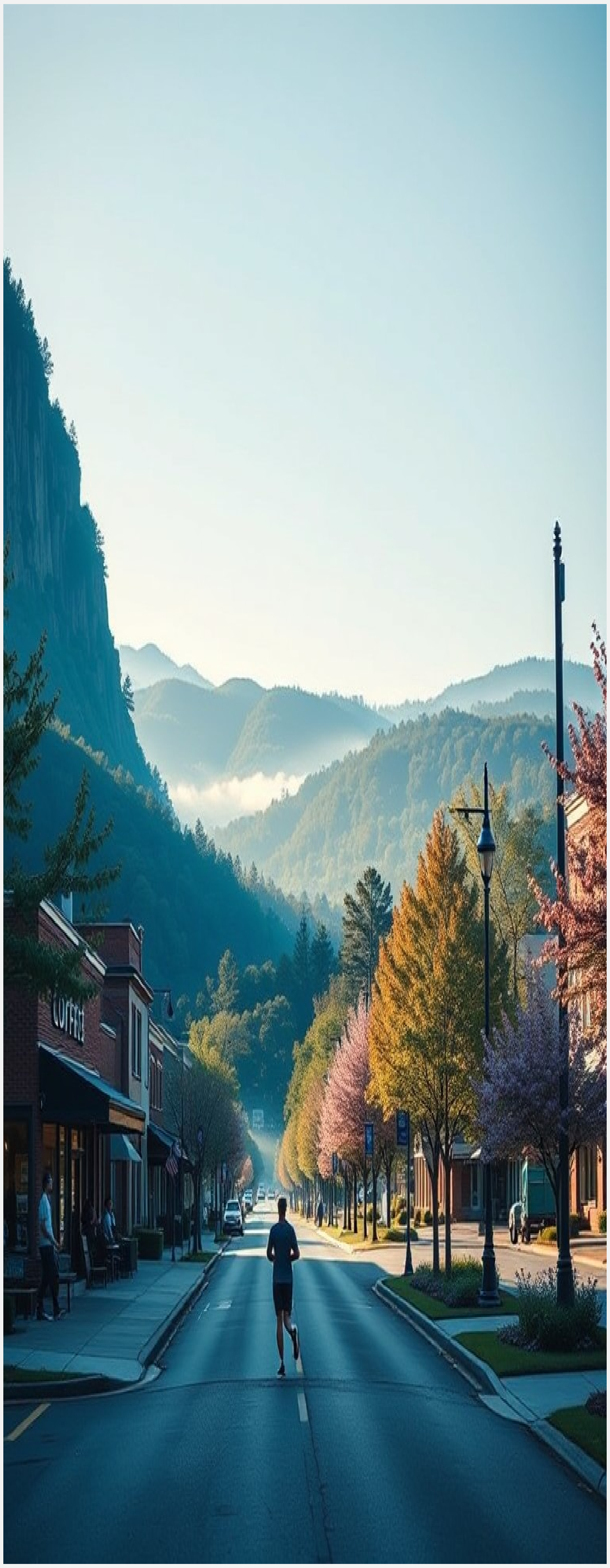
This gap is not a temporary spike but a persistent feature of the region’s housing landscape. It reflects deep-seated disparities in access to high-income, high-amenity communities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-28-upstate-sc-spread-gross-rent-place

01

Affordability is a design flaw

The 2.0x gap suggests that high-end development is not just a response to demand — it is a mechanism of exclusion. This is not a supply issue; it is a spatial and policy choice. The Upstate's growth model prioritizes elite density over inclusive expansion, locking out moderate-income households from opportunity zones.



02

The middle is being priced out

With the top 10% of rents nearly doubling the median, the middle of the Upstate is losing ground. The data shows that even towns like Mauldin and Simpsonville — often seen as accessible — now sit in the upper tier of rental cost. This indicates that affordability erosion is not isolated to one city but systemic across the corridor. Without intervention, this gap will deepen as new developments continue to target the highest-income buyers and renters.

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