

Top-to-Median Home Value Gap: 4.3x — ALEX Intelligence 2026

4.3x Home Value Spread in Charleston

Top ZIPs exceed median values by 4.3x — ALEX Intelligence 2026

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THE DATA

4.3x

Top-to-Median Home Value Gap (2024)

The highest-ranked ZIP in Charleston tri-county exceeds the median home value by 4.3 times.

This extreme disparity signals a bifurcated market where luxury housing is concentrated in a small number of elite ZIPs, particularly in historic coastal enclaves. The gap is not driven by population growth alone but by constrained supply, heritage zoning, and high demand from affluent in-migrants seeking exclusive coastal access.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-01-charleston-sc-spread-home-value-zcta>





01

Exclusivity Is the New Normal

Such concentration of value in a few ZIPs increases market fragility—when demand shifts, the top tier could see sharper corrections, while mid-tier homes remain relatively stable. The data suggests that future growth will be highly selective, favoring those who can afford entry into these elite zones.

02

Affordability Is a ZIP Code Issue

This implies that policy and investment must be ZIP-specific. Infrastructure, education, and workforce development in the middle tier could prevent social stratification. Meanwhile, the top ZIPs may attract institutional capital seeking long-term appreciation, reinforcing the gap rather than closing it.



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