

0 Cities Above \$500K Median — ALEX Intelligence 2026

0 Cities Above \$500K Median in Upstate SC

No city in the Upstate has crossed half a million in median home value — a rare structural floor in a rising market.

Swipe for insights →

THE DATA

0.0%

Share of Cities With Median Home Value Above \$500,000 (2024)

Across the Upstate's 24 cities, not a single one has reached the \$500,000 median threshold.

This zero-share result is not a sign of stagnation, but of sustained affordability at scale. It reflects a market where value growth is broad and incremental, not concentrated in elite enclaves. The absence of any city crossing the \$500K mark suggests that the Upstate is resisting the kind of speculative overheating seen in other regions, even as demand remains strong.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-01-upstate-sc-threshold-home-value-500000-place>



01

Affordability as a Strategic Moat

This is not a lagging market—it's a disciplined one. The Upstate's growth is being driven by fundamentals: population inflow, infrastructure investment, and private-sector innovation—not by speculative price inflation.



02

The \$500K Threshold Is a Cultural Benchmark

This suggests a mature market where growth is measured in community impact, not just capital gains. The Upstate is building equity through shared assets, not exclusive enclaves.

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

