

15.9% Home Value Spread in Charleston Tri-County — ALEX Intelligence 2026

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Fastest vs. slowest ZIP appreciation in the tri-county — ALEX Intelligence, 2026

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THE DATA

15.9%

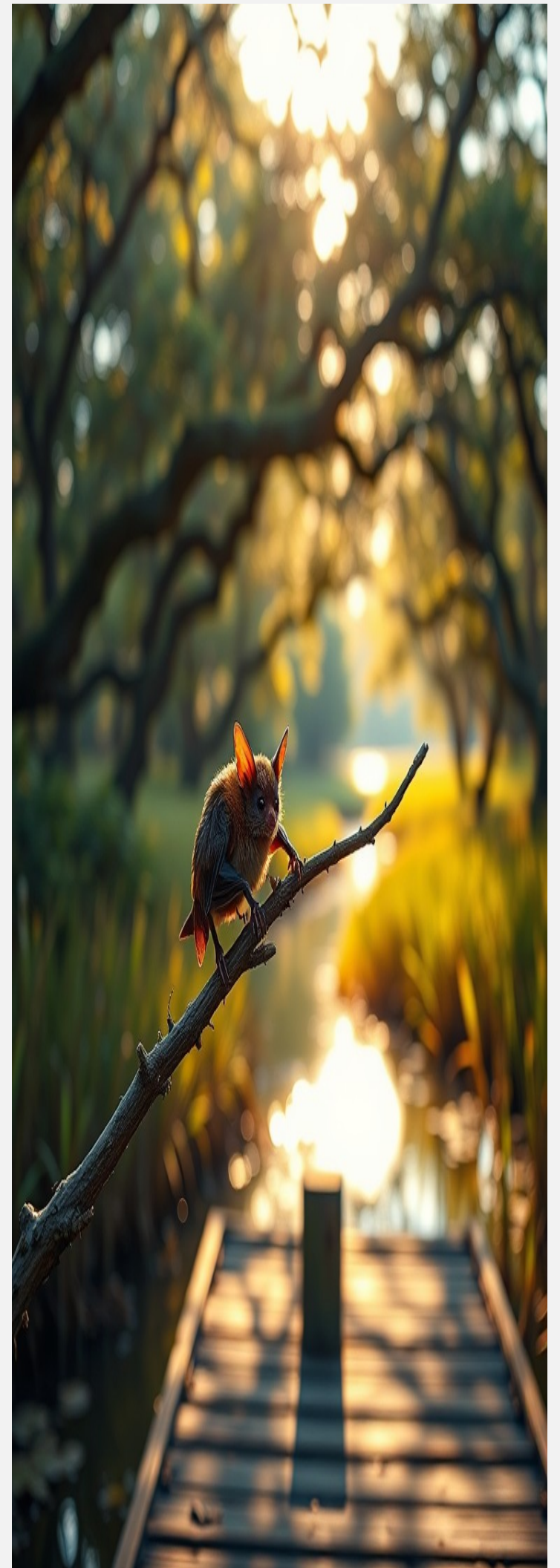
Spread Between the Fastest and Slowest Appreciation (2024)

This gap measures the difference in home value growth between ZIP 29450 and ZIP 29420 across the Charleston tri-county from 2019 to 2024.

The 15.9% divergence reveals a deepening inequality in housing market performance. ZIP 29450, at the top of the ranking, saw appreciation of 135.8%, while ZIP 29420, the slowest, grew by 71.0%. This is not a minor fluctuation—it reflects a structural shift in where capital, infrastructure, and development are flowing.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-03-charleston-sc-divergence-home-value-zcta>



01

Growth Is Not Uniform

The divergence implies that buyers and investors must now analyze micro-locations with precision—what looks like a ‘hot market’ from afar may be a mosaic of winners and laggards.



02

Ecology Is a Market Force

The market is learning that environmental constraints are no longer externalities—they are structural forces that determine where value can be created.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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