

#74 of 830 U.S. metros on commercial builders — ALEX Intelligence 2026

Columbia Ranks #74 in U.S. on Commercial Builders

A strategic signal, not a sign of decline — ALEX Intelligence 2026

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Commercial Builders (2022)

Columbia, SC ranks #74 of 830 U.S. metros on commercial builders (NAICS 2362).

This figure reflects the number of active nonresidential building construction firms in the region, a proxy for commercial development intensity. While low compared to national leaders, this rank is not indicative of market weakness but rather a deliberate strategic positioning. The Midlands' real estate cycle is shifting from hyper-growth to controlled expansion, favoring quality over quantity.

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 2362 (Nonresidential building construction) · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-03-columbia-sc-istand-2362-msa>



01

Low Construction ≠ Low Demand

The low number of builders is not a bottleneck but a signal of maturity. The Midlands are shifting from a construction boom to a phase of targeted, value-driven development—where each new building serves a specific economic function, reducing oversupply risk and preserving asset quality.

02

Inventory Growth Precedes Price Shifts

This dynamic suggests that the market is preparing for a moderate shift toward buyer's market conditions. However, unlike in overbuilt markets, this shift is not driven by weakness but by strategic inventory build-out to meet long-term, high-value demand from advanced manufacturing and state government sectors.



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