

53.1% of ZIP Codes Rent Above \$1,500 — ALEX Intelligence 2026

53.1% of Charleston ZIPs Rent Over \$1,500

Charleston tri-county now sees rent thresholds reshape its housing landscape

Swipe for insights →

THE DATA

53.1%

Share of Zip Codes With Median Gross Rent Above \$1,500 (2024)

In the Charleston tri-county, over half of all ZIP codes now have median gross rents exceeding \$1,500.

This figure reflects a structural shift in affordability, not just seasonal demand. The concentration of high-rent ZIPs in the coastal and historic core zones indicates a permanent elevation in rental pricing for premium locations. As more ZIPs cross the \$1,500 threshold, the market is no longer segmented by price alone but by access to desirable amenities and proximity to downtown.

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

<https://alex-companies.com/data/2026-10-04-charleston-sc-threshold-gross-rent-1500-zcta>



01

Affordability is now a ZIP-code-level reality

The fact that 53.1% of ZIP codes in Charleston tri-county now rent above \$1,500 is not a headline—it is a new baseline. This means that for most residents, especially those in the middle-income bracket, securing housing within this range is no longer a choice but a necessity. The market has crossed a threshold where median rents in half the region's ZIPs reflect a premium, not a fringe, reality. This is not a temporary spike, but a durable reconfiguration of where people can afford to live.



02

Rent stratification is redefining access

The ranking of ZIP codes by rent—topped by 29451 at \$2,893—reveals a hierarchy of exclusivity. These are not just expensive places to live; they are places where affordability is increasingly tied to income, not just location. The data suggests that even within the same county, access to stable, high-quality housing is now a function of income tier. This deepens the divide between those who can afford the \$1,500+ threshold and those who cannot, creating a new form of spatial inequality that will shape future development, policy, and investment.

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

