

#86 of 359 U.S. metros on 5-Year HPI Growth — ALEX Intelligence 2026

Columbia Ranks #86 on 5-Year Home Price Growth

51.6% rise in MSA HPI — a sign of deep resilience, not lagging

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THE DATA

51.6%

five-year change in the metropolitan house price index (2026 Q2)

Columbia, SC ranks #86 of 359 U.S. metros on five-year change in the metropolitan house price index.

This figure reflects a sustained appreciation trajectory that, while not in the national top tier, underscores enduring market strength. The growth is rooted in structural economic drivers, not speculative bubbles. It signals that Columbia's housing market is not lagging behind but evolving through stability, not volatility.

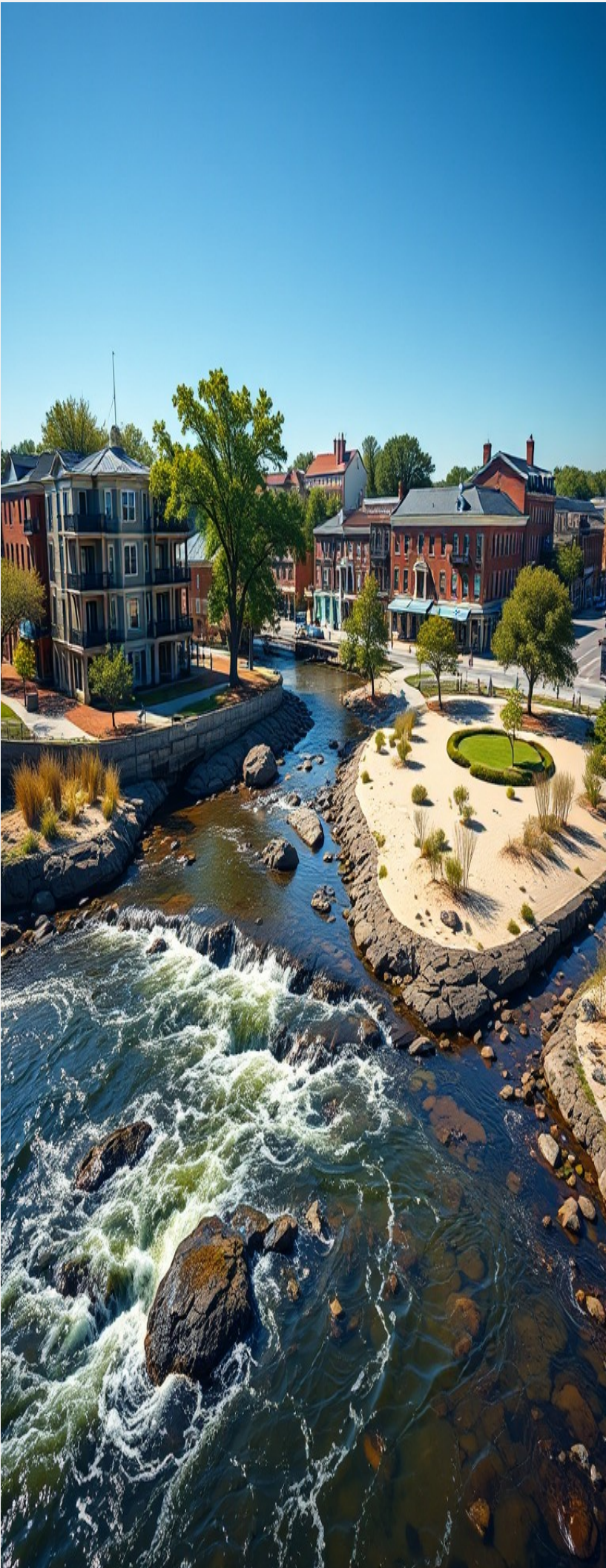
Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-04-columbia-sc-hou-fhfa-hpi-growth-5y-msa>



01

Appreciation is a byproduct, not the driver

The data shows appreciation is not leading; it is trailing. Home prices rise as employment and wages grow, not the other way around. This makes the market resilient to interest rate shocks, as demand is anchored in real income, not speculation.



02

Inventory growth signals maturity, not decline

In markets where inventory is stagnant, appreciation can be volatile. Here, the expansion of supply is a feature of strength, not a warning. It reflects a market that is adapting to sustained demand without overbuilding, a rare equilibrium in today's real estate climate.

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

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