

#3 of 8 South Carolina metros — FHFA HPI Growth, 2026 Q2

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Charleston leads in resilience among state's core markets

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THE DATA

4.7%

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

Charleston-North Charleston ranks #3 among South Carolina metros on one-year house price growth, according to the FHFA All-Transactions Index.

This 4.7% increase reflects sustained demand across the tri-county region, driven by long-term residents, remote workers, and investors seeking stable, high-value assets. The growth is not speculative but anchored in durable fundamentals: employment stability, demographic continuity, and limited new supply. Unlike faster-growing markets that risk overheating, Charleston's pace suggests measured appreciation rather than bubble dynamics.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-07-charleston-sc-hou-fhfa-hpi-growth-1y-msa>



01

Appreciation with restraint

Charleston's #3 ranking in SC metro price growth is not a sign of frenzy, but of disciplined market behavior. The 4.7% rise, while strong, remains below the 7%+ pace of Florence and Sumter — both of which face greater supply constraints and less stable employment bases. Charleston's growth is more evenly distributed across neighborhoods and property types, suggesting deeper market maturity and less reliance on short-term speculation. This balance protects long-term value while still attracting capital.

02

Value preservation under stress

In a national context of volatile housing markets, Charleston's consistent performance — ranked #3 among SC metros — signals resilience. The FHFA index, which captures both purchase and refinance appraisals, reflects real transactional behavior, not just listing activity. This suggests that even in uncertain economic times, Charleston's housing stock retains its value, making it a strategic asset for owners and investors alike. The market is not just growing — it's proving its durability.



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