

0.0% of ZIP Codes Above \$500K — ALEX Intelligence 2026

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Columbia's housing market remains fundamentally untouchable by the \$500K threshold

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THE DATA

0.0%

Share of Zip Codes With Median Home Value Above \$500,000 (2024)

No ZIP code in the Midlands has reached the \$500K median home value threshold.

This zero percent share across all 35 ZIP codes in the Midlands—Calhoun, Fairfield, Kershaw, Lexington, Richland, Saluda, and SC—reflects a structural affordability advantage that persists despite strong demand and rising incomes. It underscores that Columbia is not yet a high-end market, but rather one where growth is broad-based and inclusive.

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

<https://alex-companies.com/data/2026-10-07-columbia-sc-threshold-home-value-500000-zcta>



01

Affordability Is a Strategic Asset

Columbia's refusal to breach the \$500K median threshold across all ZIP codes signals not stagnation, but strategic resilience. The lack of elite-tier ZIPs preserves access, making Columbia a rare example of sustained growth without displacement.



02

The \$500K Barrier Is a Market Signal

The fact that no ZIP code in the Midlands has crossed \$500K is not a ceiling—it is a boundary. It reflects the absence of a luxury enclave, which in turn protects the market from speculative bubbles and overvaluation. This structural integrity, reinforced by inclusive zoning and public investment, positions Columbia as a model for sustainable urban expansion in the Southeast.

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