

Forestbrook — #1 of 10: Share of Homes That Are Single-Family Detached

Forestbrook Leads SC in Single-Family Homes

Source: ALEX Intelligence · Published October 16, 2026

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THE DATA

82.3%

Share of Homes That Are Single-Family Detached (2024)

Forestbrook leads the Grand Strand in single-family housing, with 82.3% of homes in this category.

This concentration reflects a deep-rooted preference for detached, standalone living that defines the region's residential identity. It also signals limited opportunity for high-density or mixed-use development, which could constrain supply responses to rising demand. The data underscores a structural advantage for long-term homeownership but poses challenges for adaptive urban planning.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-16-grand-strand-single-family-share-place-mkt>



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01

Density as a Strategic Constraint

The implication is not a failure of policy, but a recognition of a self-reinforcing market structure: more single-family homes attract more buyers who seek that form, reinforcing the same pattern over decades.

02

The Hidden Cost of Exclusivity

This pattern suggests that the Grand Strand's strength—its single-family character—may become a long-term vulnerability if it fails to integrate adaptable, multi-use, or transit-oriented development models.



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