

Moncks Corner — #1 of 7: Share of Homes Built Since 2020

Moncks Corner Leads SC in New Housing Stock

14.5% of homes built since 2020 — more than double any other city

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THE DATA

14.5%

Share of Homes Built Since 2020

Moncks Corner has the highest concentration of new housing in the Charleston tri-county.

This figure, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reflects a deliberate shift in development patterns. Moncks Corner now hosts nearly one in seven homes constructed in the region since 2020, outpacing even Mount Pleasant and Goose Creek. This is not a temporary spike — it is a structural reconfiguration of where new housing is being delivered.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • Published October 17, 2026

<https://alex-companies.com/data/2026-10-17-charleston-sc-new-stock-share-place-mkt>

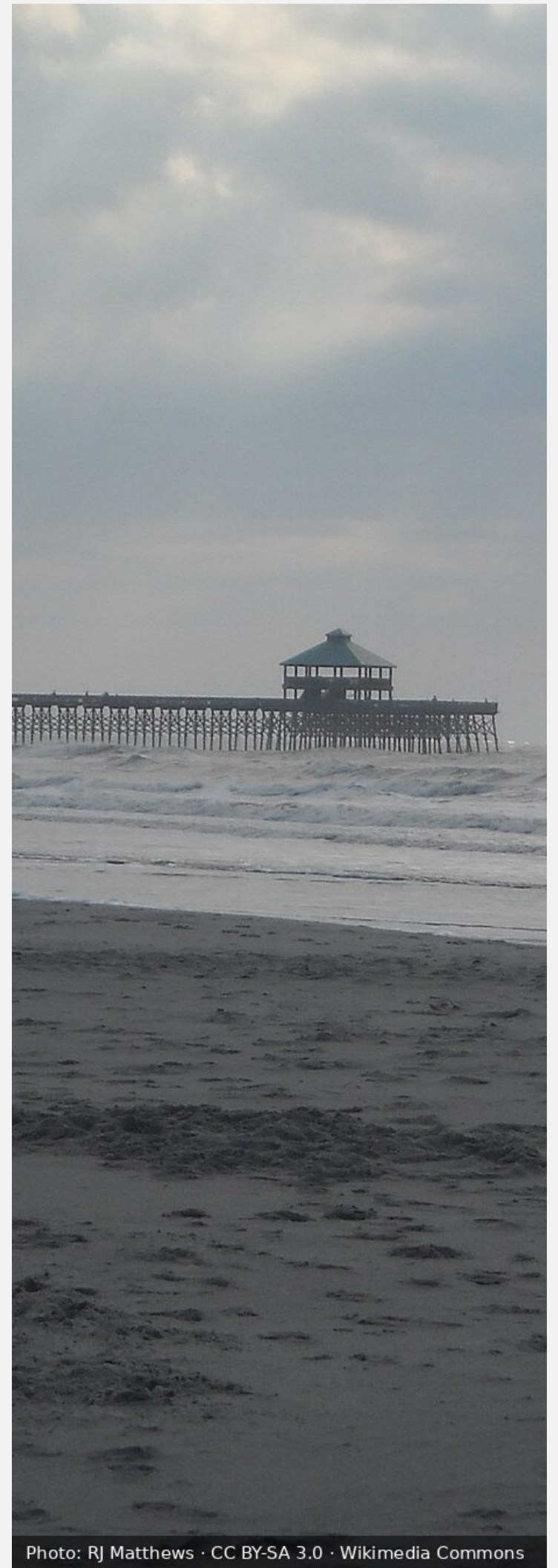


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01

New Housing Is Reshaping the Regional Fabric

This development wave is reshaping the regional housing balance, pushing older neighborhoods in Charleston and Dorchester County into a more mature, less supply-responsive category. The tri-county is no longer a single housing market but a tiered system — with Moncks Corner as the new frontier and older areas as established, less flexible markets.

02

The New Housing Divide Is Now a Regional One

This concentration creates a divergence in housing quality, age, and market dynamics. Moncks Corner is becoming a distinct housing ecosystem, with newer, more standardized homes and likely higher turnover. Meanwhile, areas like James Island (0.6%) and Sangaree (0.0%) remain largely unchanged, preserving older character but also limiting supply elasticity. This is not a temporary imbalance — it's a long-term realignment of where new housing is being built.

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