

Charleston-North Charleston — #2 of 8: Median Home Value

Median Home Value: \$377,500

Source: ALEX Intelligence, October 20, 2026

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THE DATA

\$377,500

Median Home Value (2024)

Charleston-North Charleston ranks #2 of 8 South Carolina metros on median home value.

This figure reflects sustained demand for high-quality housing in a region where inventory remains constrained and premium locations are limited. The ranking underscores Charleston's position as a top-tier residential market within the state, driven not by volume but by scarcity and desirability.

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

<https://alex-companies.com/data/2026-10-20-charleston-sc-standing-home-value-msa>



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Scarcity fuels premium pricing

Charleston's #2 ranking in median home value is less about growth and more about structural scarcity. With limited developable land, especially near historic districts and waterfronts, the supply of high-value homes is inherently constrained. This scarcity amplifies demand from both local and out-of-state buyers seeking legacy properties, pushing values upward even without broad market expansion.

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Value is anchored in identity

The region's ranking is not solely economic — it is cultural. Landmarks like the Morris Island Lighthouse and historic neighborhoods reinforce a unique Lowcountry identity that attracts buyers seeking more than just real estate. This cultural capital, combined with strong tourism and civic engagement, supports long-term value resilience, even amid macroeconomic shifts.



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