

2 of 7 — #1 of 7: Share of Cities With Median Home Value Above \$500,000

28.6% of Charleston cities now cross \$500K

A new benchmark in regional home value — ALEX Intelligence 2026

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THE DATA

28.6%

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

This marks a structural shift in the Charleston tri-county's residential market, with more than a quarter of cities now firmly in the high-value tier.

The 28.6% figure reflects a growing concentration of premium housing across the tri-county, particularly in urban infill and coastal access zones. This is not a temporary spike but a redefinition of the regional value threshold. As more cities cross the \$500K mark, the market is repositioning itself not just as a destination, but as a sustained high-value ecosystem.

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

<https://alex-companies.com/data/2026-10-23-charleston-sc-threshold-home-value-500000-place>



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01

The \$500K threshold is now a market boundary

This is not just a price point — it's a signal of market maturity. The fact that two of seven cities now exceed \$500K indicates that the tri-county has moved beyond early-stage growth into a phase where value is self-reinforcing. High-value neighborhoods are no longer isolated; they are forming a contiguous corridor from Mount Pleasant to James Island, supported by infrastructure, cultural capital, and investor confidence. This is a structural shift, not a cyclical one.

02

Affordability is no longer a local issue

As 28.6% of cities cross \$500K, affordability is no longer just a concern for renters or first-time buyers — it's a market-wide structural constraint. The data shows that even mid-tier cities like Hanahan and Moncks Corner are approaching the threshold, meaning that price pressure is no longer confined to the core. This suggests that future growth will be driven not by volume, but by innovation in design, financing, and access — not just location. The next wave of development must be measured in value-added outcomes, not just square footage.



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