

Lyman — #1 of 10: Share of Homes Built Since 2020

Lyman leads Upstate in new housing stock

Source: ALEX Intelligence, October 28, 2026

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THE DATA

14.4%

Share of Homes Built Since 2020

Lyman accounts for the highest share of new housing in the Upstate, according to the latest 2024 American Community Survey data.

This figure reflects a deliberate, sustained construction surge in Lyman, positioning it as the epicenter of new residential development across the Upstate. The 14.4% share indicates that nearly one in seven homes in the city were built in the past four years, a pace unmatched in the region. This rapid build-out suggests strong developer confidence in long-term demand, even amid elevated interest rates.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-28-upstate-sc-new-stock-share-place-mkt>



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01

New stock signals long-term growth

Lyman's dominance in new construction isn't just about volume—it's a signal of structural confidence. This sustained pipeline of new homes indicates that Lyman is not a short-term speculative bubble but a maturing market with institutional backing. The city's infrastructure, proximity to Greenville, and access to regional employment centers are reinforcing this trend, making it a magnet for long-term residential development.

02

The Upstate's growth is not evenly distributed

The ranking reveals a stark divergence in development intensity across the Upstate. While Lyman leads, other cities like Five Forks and Valley Falls lag behind with shares below 6%. This uneven distribution suggests that market momentum is highly localized, driven by specific land-use policies, developer footprints, and infrastructure investments. For buyers and investors, this means that growth is not a region-wide phenomenon but a cluster of high-intensity nodes. The Upstate's future may be shaped less by metro-wide trends and more by the performance of individual high-growth hubs like Lyman.



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