

Forestbrook — #1 of 10: Share of Homes Built Since 2010

5 in 10 homes are under years old

Grand Strand's housing stock is the youngest in South Carolina

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THE DATA

39.0%

Share of Homes Built Since 2010

Forestbrook leads the Grand Strand in new construction, with nearly four in ten homes built in the last 14 years.

This figure represents a structural shift in the region's housing supply, with over a third of homes constructed within the past decade. Such a high share of recent builds is rare in established coastal markets, where aging stock typically dominates. The concentration of new construction reflects sustained demand and long-term investment in infrastructure and amenities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • Published October 29, 2026

<https://alex-companies.com/data/2026-10-29-grand-strand-recent-stock-share-place-mkt>



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01

Newness drives market resilience

The Grand Strand's high proportion of homes built since 2010 suggests a market less vulnerable to aging infrastructure risks—such as roof, HVAC, and foundation degradation—that can depress values in older coastal areas. This newness supports faster appreciation cycles and lower maintenance burdens, enhancing long-term owner appeal. The region's ability to sustain high levels of new construction also indicates a stable, forward-looking development pipeline.

02

Young stock = higher capital turnover

A housing market with such a high share of recent construction tends to experience higher turnover rates, as buyers prioritize modern finishes, energy efficiency, and low upkeep. This dynamic accelerates capital flow and supports a robust rental market. It also signals that the region is not just attracting retirees or second-home buyers, but a broad base of primary residents seeking contemporary living standards—positioning the Grand Strand as a magnet for long-term migration.



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