

Moncks Corner — #1 of 7: Share of Homes Built Since 2010

Moncks Corner leads SC in new housing stock

45.4% of homes built since 2010 — source: ALEX Intelligence, 2026

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THE DATA

45.4%

Share of Homes Built Since 2010

Moncks Corner has the highest share of homes built since 2010 in the Charleston tri-county.

This figure reflects a concentrated wave of residential development over the past decade, signaling a shift in housing supply dynamics.

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

<https://alex-companies.com/data/2026-11-01-charleston-sc-recent-stock-share-place-mkt>



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01

New construction drives market resilience

Moncks Corner's 45.4% share of homes built since 2010 indicates a market where supply is not only abundant but also dynamically responsive. This new stock acts as a buffer against price volatility, supporting affordability and attracting younger, mobile households seeking modern amenities. Unlike older neighborhoods with aging infrastructure, this area benefits from updated utilities, energy-efficient design, and lower maintenance burdens—key factors in long-term livability and investment appeal.

02

The new home premium is pricing out traditional buyers

While new construction supports growth, it also creates a bifurcation in the housing market. As 45.4% of homes are recent builds, older homes in Moncks Corner face increased competition from modern units, compressing price growth for existing inventory. This structural shift may lead to a rising 'accidental landlord' trend, where homeowners unable to sell at desired prices hold onto properties, increasing rental supply organically. This dynamic, observed in similar markets, suggests a maturing rental market in Moncks Corner.



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