#1 of 10: Share of Homes That Are Single-Family Detached

Lake Murray Leads SC in Single-Family Homes

87.7% share, per ALEX Intelligence 2024

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THE DATA

87.7%

Share of Homes That Are Single-Family Detached (2024)

Lake Murray of Richland leads the Midlands and South Carolina in single-family housing dominance.

This level of single-family concentration is not just a preference—it reflects a deliberate, long-term development strategy rooted in low-density zoning and land-use planning. The data shows that 87.7% of homes in Lake Murray of Richland are detached single-family units, far exceeding the regional average and underscoring a market where detached living remains the dominant housing form.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-03-columbia-sc-single-family-share-place-mkt

01

Density as a Competitive Advantage

In a state where urban sprawl and suburbanization are accelerating, Lake Murray's 87.7% single-family share isn't a relic—it's a strategic differentiator. High-density infill is not a priority here; instead, the area is preserving its low-density identity, which appeals to families seeking privacy, space, and long-term stability. This structural advantage makes it a magnet for buyers prioritizing lifestyle over proximity to downtown, even as other parts of the Midlands see rising multi-family construction.

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02

The Hidden Trade-Off in Housing Identity

While the dominance of single-family homes supports long-term appreciation and community cohesion, it also limits housing supply elasticity. The tight supply, combined with a lack of mid-rise or townhouse options, suggests that future growth in the Midlands may be increasingly constrained unless zoning and development policies evolve to accommodate diverse housing types.

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