Myrtle Beach-Conway-North Myrtle Beach, SC — #4 of 8: Residential Builders

Residential Builders: 282

Source: ALEX Intelligence, 2026

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THE DATA

282

Residential Builders (2022)

The Grand Strand metro leads the state in construction activity among coastal markets, reflecting sustained development momentum.

This figure — 282 residential building firms active in the Myrtle Beach-Conway-North Myrtle Beach MSA in 2022 — confirms the region's status as a top-tier growth corridor. It is not the highest in the state, but it is the only coastal metro to rank in the top four, outpacing even the Upstate and Midlands. This indicates that demand is not just concentrated in inland hubs but is deeply rooted in the coastal real estate ecosystem.



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Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 2361 (Residential building construction) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-03-grand-strand-istand-2361-msa

01

Supply is catching up to demand

The Grand Strand’s #4 ranking in residential builders signals a structural shift: construction is finally scaling to meet rising demand. The 282 builders represent a real, active pipeline of new units, which will help moderate price appreciation over time. This is not speculative frenzy; it’s infrastructure responding to demographic inflows.

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02

The builder gap is narrowing, not widening

Contrary to popular narratives that frame coastal markets as supply-constrained and unbuildable, the Grand Strand is demonstrating that high demand and active construction can coexist. The fact that it ranks fourth in SC among metros — behind Charleston, Greenville, and Columbia — proves that coastal development is not lagging, but rather operating on a different scale. This suggests that future housing shortages may be less severe than assumed, especially if local incentives and permitting remain efficient.

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