Charleston-North Charleston, SC — #1 of 8: Residential Builders

Charleston leads SC in residential builders

Source: ALEX Intelligence · Published November 05, 2026

Swipe for insights →

Photo: ProfReader · CC BY-SA 4.0 · Wikimedia Commons

THE DATA

634

Residential Builders (2022)

Charleston-North Charleston, SC ranks #1 of 8 South Carolina metros on residential builders.

This figure reflects a robust pipeline of new housing construction, indicating sustained investor confidence and demand. With 634 active residential builders in 2022, Charleston outpaces every other South Carolina metro, underscoring its position as the state's primary engine for new housing supply.



Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 2361 (Residential building construction) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-charleston-sc-istand-2361-msa

01

Construction volume signals market maturity

The high number of active builders isn't just about new homes—it's a structural indicator of market maturity. In a mature market, high construction activity reflects a balance between demand and supply, not speculative overbuilding. Charleston’s 634 builders suggest a sustainable ecosystem where developers are confident in long-term occupancy and rental returns, not just short-term price gains.

Photo: Dsdugan · CC0 · Wikimedia Commons



Photo: w_lemay · CC BY-SA 2.0 · Wikimedia Commons

02

Builders as economic barometers

Residential builders are among the most sensitive indicators of local economic health. Their numbers rise when employment is stable, credit is accessible, and future demand is perceived as durable. Charleston's leadership in this metric—634 builders—suggests that the region's labor market and housing demand are not just stable, but actively expanding, even as national headwinds persist.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy