#1 of 10: Share of the Market's Large Apartment Stock in Its Top Three Zip Codes

56.4% of Columbia’s large apartments are in 3 ZIPs

The Midlands’ apartment stock is hyper-concentrated — not dispersed.

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THE DATA

56.4%

Share of the Market's Large Apartment Stock in Its Top Three Zip Codes

In the Midlands, over half of all large apartment units (50+ units) are concentrated in just three ZIP codes.

This reflects a structural shift in housing development: instead of balanced growth across the region, new large-scale apartment construction is clustering in a few high-demand corridors. ZIP 29201 alone accounts for nearly 50% of the region's large apartment inventory, suggesting a localized supply response to demand pressures.

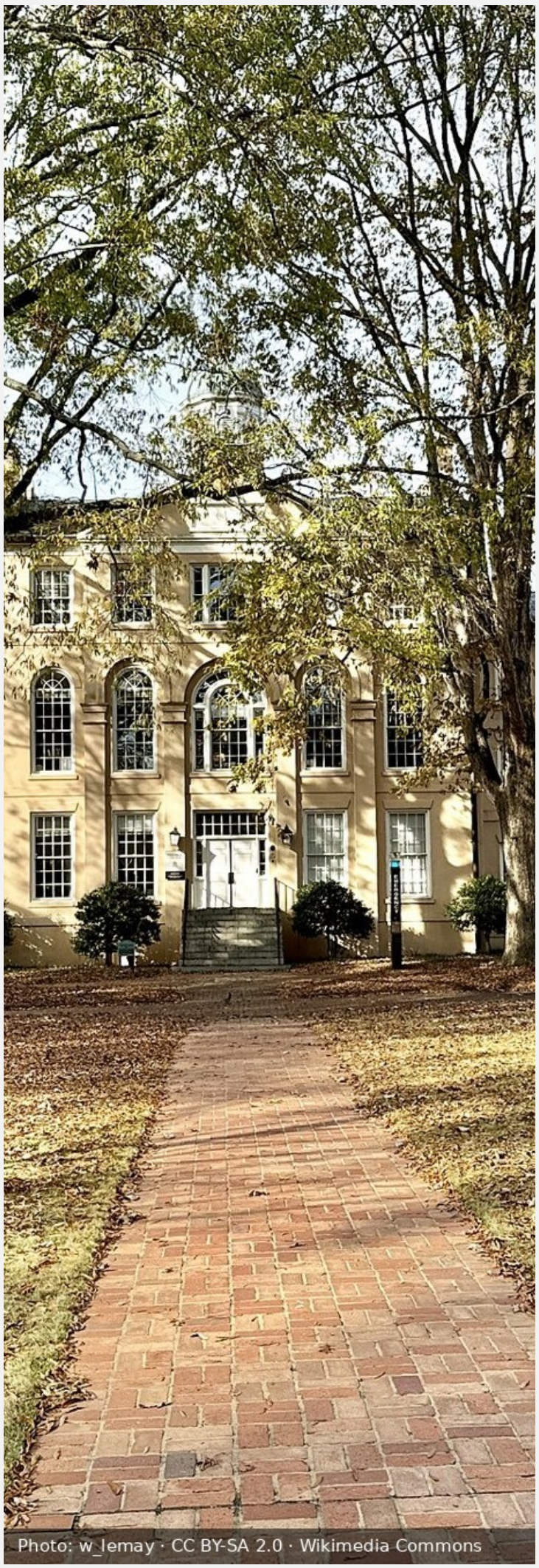


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · Published November 05, 2026
https://alex-companies.com/data/2026-11-05-columbia-sc-concentration-apartment-units-zcta

01

Development is chasing demand — not spreading it

The dominance of ZIP 29201, 29204, and 29229 in large apartment construction reveals a market that prioritizes scale over distribution. These ZIPs likely host major employment hubs, transit corridors, or established residential districts that attract institutional capital. This concentration signals a shift from decentralized growth to strategic, high-density development in core nodes — a hallmark of mature urban markets.



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02

Supply is dense, but not equitable

While the top three ZIPs house over half the region's large apartments, this doesn't mean housing access is improving across the Midlands. The concentration may reflect a scarcity of buildable land outside these zones, or regulatory barriers in other areas. The result is a supply gap that could exacerbate affordability pressures in less developed ZIPs, even as overall apartment inventory grows.

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