Five Forks — #1 of 10: Share of Homes Valued $500K or More

Five Forks leads SC in $500K+ homes

Source: ALEX Intelligence · Published November 07, 2026

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THE DATA

60.0%

Share of Homes Valued $500K or More (2024)

Five Forks leads the Upstate in high-value housing, with over six in ten homes valued at $500,000 or more.

This share reflects a deep structural shift in Upstate SC's housing market — not a short-term spike. The data suggests that Five Forks is becoming a de facto enclave for affluent residents, driven by quality schools, infrastructure investment, and proximity to major employment centers.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-07-upstate-sc-half-million-share-place-mkt

01

Affluence is self-reinforcing

The 60.0% threshold in Five Forks is not just a statistic — it's a feedback loop. As more high-value homes enter the market, property tax revenues rise, enabling better public services, improved road maintenance, and stronger school districts. These improvements, in turn, attract more high-income residents and investors, further elevating home values. This cycle is now self-sustaining, making Five Forks less of a destination and more of a magnet for long-term wealth preservation in the Upstate.

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02

The Upstate’s next frontier

While Five Forks leads today, its dominance is not guaranteed. The 14.3% share in Spartanburg and 13.7% in Boiling Springs suggest that the high-value housing trend is spreading. The Upstate’s future may not be defined by Five Forks alone, but by how quickly its surrounding communities can replicate its success — and how much equity is allowed to concentrate in one place.

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