#1 of 6: Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025

Laurens County Leads Upstate in Permit Rates

Permits per 1,000 residents, 2025

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THE DATA

2.04x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Laurens County's permit rate is 2.04 times higher than Anderson County's across the Upstate.

This stark disparity reveals a deep divergence in housing development momentum across the Upstate. While Laurens County leads with 12.6 permits per 1,000 residents, Anderson County lags at 6.2. The gap suggests that market dynamics—infrastructure readiness, zoning policies, or developer confidence—are not aligned across the region. This is not a statewide trend, but a micro-geographic imbalance that could shape future affordability and supply patterns.



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Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-12-upstate-sc-permits-county-spread

01

Supply Momentum is Concentrated

The data shows that new housing supply is not evenly distributed but highly concentrated in a few counties. Laurens County's lead suggests strong local demand, favorable land availability, or proactive municipal policies that are accelerating construction. This concentration may lead to uneven infrastructure strain, with roads, utilities, and schools in Laurens County under greater pressure than in slower-growing areas like Anderson. Over time, this imbalance could affect regional equity in access to new housing stock.

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02

Zoning and Policy Divergence Matters

The 2.04x gap between Laurens and Anderson counties likely reflects differing local land-use regulations, permitting timelines, or developer incentives. A county with faster approval processes or more open zoning for multifamily or mixed-use development will naturally attract more construction. This suggests that future housing growth in the Upstate will depend less on broad regional demand and more on local policy environments. Investors and developers should treat each county as a distinct market with its own regulatory and economic logic.

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