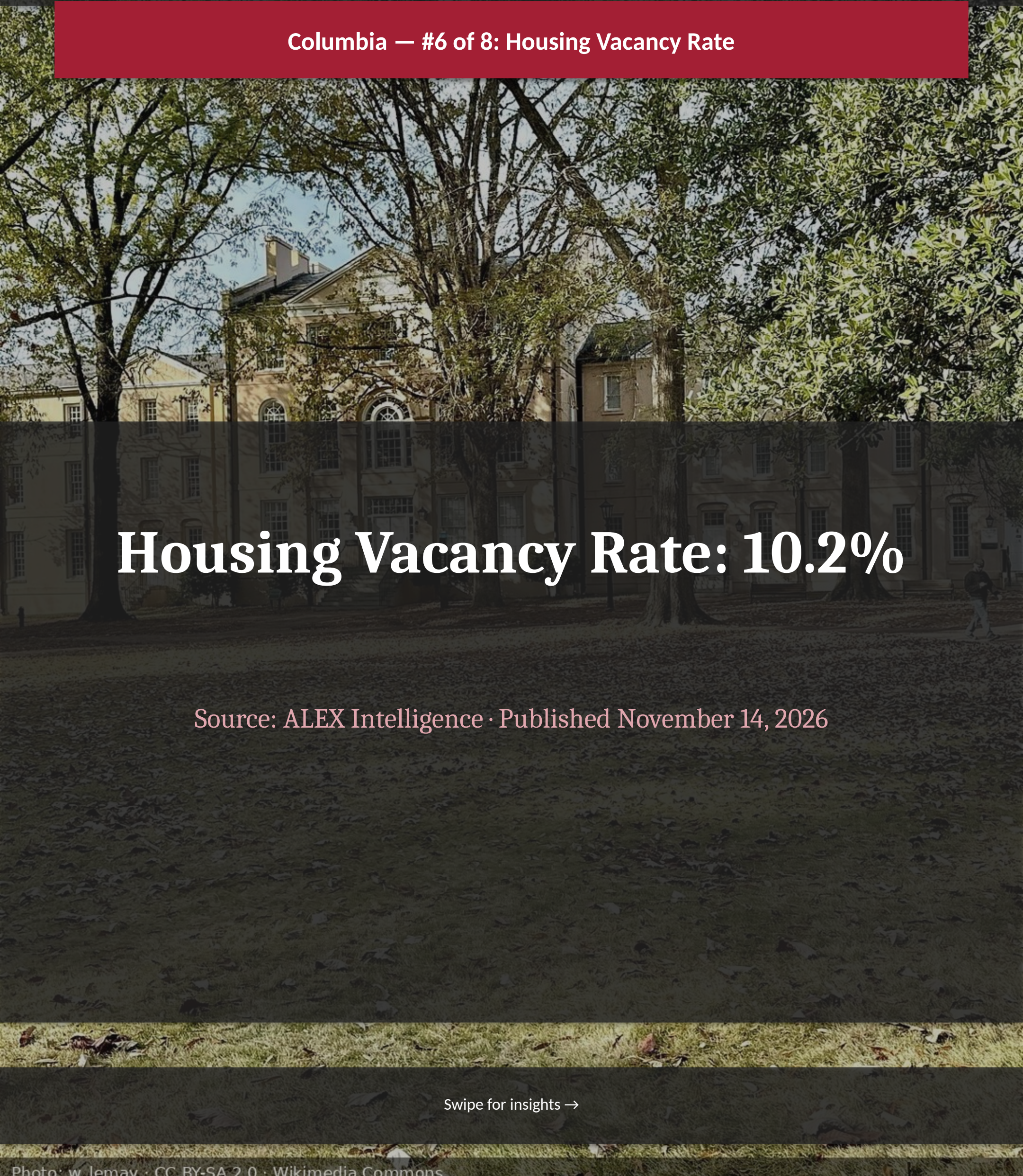
Columbia — #6 of 8: Housing Vacancy Rate



Housing Vacancy Rate: 10.2%

Source: ALEX Intelligence · Published November 14, 2026

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THE DATA

10.2%

Housing Vacancy Rate (2024)

Columbia's vacancy rate is the 6th highest among South Carolina metros.

This figure reflects a market with sustained inventory levels, not a crisis. With 10.2% of housing units vacant, Columbia maintains a balanced supply that supports buyer choice without triggering price collapse. This level is stable across multiple economic cycles and suggests resilience, not distress.



Photo: Abductive · CC0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-14-columbia-sc-standing-vacancy-share-msa

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High vacancy is a strategic advantage

This balance enables long-term capital preservation. As new construction continues, the existing inventory absorbs absorption pressure, reducing volatility. This is not a sign of weakness — it is a sign of structural maturity.

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Vacancy signals future growth

The data shows that Columbia is not a market in retreat. It is a market in transition — one where supply is adjusting to demand. This is precisely the environment where long-term investors and first-time buyers find opportunity.

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

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