ZIP 29403 — #1 of 10: Share of Homes in 50-Unit Buildings or Larger



ZIP 29403 Leads SC in Large Apartment Share

Source: ALEX Intelligence · Published November 16, 2026

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THE DATA

18.5%

Share of Homes in 50-Unit Buildings or Larger (2024)

ZIP 29403 has the highest concentration of large apartment buildings in the Charleston tri-county metro.

This figure represents the proportion of housing units in buildings with 50 or more units, a threshold that defines large-scale multifamily development. The data reveals that ZIP 29403 is the epicenter of institutional-scale apartment construction in the region, with nearly one in five homes located in buildings of this size. This concentration suggests a significant shift toward high-density, professionally managed housing in this corridor.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-charleston-sc-apartment-share-zcta-mkt

01

Density as a Strategic Advantage

The dominance of large apartment stock in ZIP 29403 is not random—it reflects a deliberate alignment with regional infrastructure, transit access, and zoning policies that favor high-density development. This concentration creates a self-reinforcing ecosystem: higher density attracts more amenities, better public services, and greater investment, further solidifying the area’s appeal to renters and investors alike. It is a microcosm of how density can become a competitive moat in a growing market.

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02

The Hidden Cost of Scale

While large apartment buildings offer economies of scale and operational efficiency, they also pose challenges to neighborhood character, walkability, and community cohesion. The 18.5% threshold in ZIP 29403 indicates that nearly one-fifth of all housing units are managed by a small number of operators, which may reduce local control and increase the risk of underinvestment in maintenance or resident engagement. This creates a tension between market efficiency and social resilience.

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