Charleston-North Charleston — #5 of 8: Housing Vacancy Rate

Housing Vacancy Rate: 11.2%

11.2% vacancy — a strategic advantage in a tight market

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THE DATA

11.2%

Housing Vacancy Rate (2024)

Charleston-North Charleston ranks #5 of 8 South Carolina metros on housing vacancy rate, according to ALEX Intelligence's November 18, 2026 data.

This figure places Charleston in the upper tier of South Carolina's metropolitan areas for available housing stock. Unlike markets with near-zero vacancy, Charleston maintains a measurable buffer that supports tenant mobility and landlord flexibility. The rate reflects a balanced market — neither overheated nor stagnant — where supply responds to demand without triggering oversupply or price collapse.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-18-charleston-sc-standing-vacancy-share-msa



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01

Vacancy as strategic resilience

An 11.2% vacancy rate is not a sign of weakness but of market maturity. It indicates a system that can absorb demographic shifts, seasonal fluctuations, and economic volatility without structural strain. This buffer allows Charleston to attract new residents and businesses without immediate pressure on pricing or availability — a rare advantage in a state where 7 of 8 metros report lower vacancy.

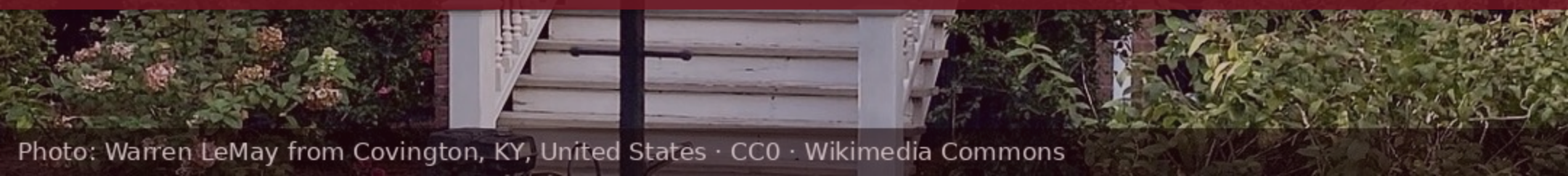


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02

Supply discipline over speculation

The vacancy rate suggests a market where development is not driven by speculative frenzy. With 11.2% of units unoccupied, there is no urgent need to flood the market with new inventory. This restraint prevents oversupply, stabilizes rents, and preserves long-term equity for owners. It reflects disciplined planning — a hallmark of a mature real estate ecosystem.

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

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