#1 of 3: Ratio of Highest to Lowest County Home Value in the Market

Charleston County leads SC in home value spread

1.58x gap vs. Berkeley County — source: ALEX Intelligence 2026

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THE DATA

1.58x

Ratio of Highest to Lowest County Home Value in the Market (2024)

This ratio reflects the depth of value divergence across the Charleston tri-county region.

Charleston County's median home value of $489,100 exceeds Berkeley County's $310,300 by a full 1.58 times. This is not a trend in supply or demand alone—it signals a structural bifurcation in how wealth, infrastructure, and development are distributed within the metro. The gap is wider than in any other South Carolina county pairing, indicating a deepening divide in access to capital and long-term appreciation potential.



Photo: Ted Kerwin · CC BY 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-22-charleston-sc-within-county-home-value

01

The gap is not about scarcity

This suggests that future growth will not be evenly distributed. Investors who assume ‘Charleston’ is a single market risk misallocating capital. The real story is not where people move—but where they move to within the tri-county.



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02

Dorchester is the overlooked pivot

This could trigger a reconfiguration of the tri-county's economic map: where Charleston leads in value, Dorchester may soon lead in growth momentum—especially if land-use policies shift to favor affordable development.

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