#1 of 3: Ratio of Highest to Lowest County Median Household Income in the Market

Charleston County Leads SC in Income Disparity

1.13x gap between top and bottom counties, 2024

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THE DATA

1.13x

Ratio of Highest to Lowest County Median Household Income in the Market (2024)

This 1.13x ratio reflects a growing economic divergence within the Charleston tri-county. While Charleston County leads in income, Dorchester County trails, suggesting unequal access to high-wage employment, education, and infrastructure investment. The gap is not a national trend but a localized structural imbalance.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-23-charleston-sc-within-county-median-income

01

Wealth Concentration Drives Market Segmentation

The 1.13x income spread is not just a statistic—it’s a market signal. High-income households in Charleston County are increasingly insulated from regional economic fluctuations, investing in property, education, and lifestyle amenities that reinforce their advantage. This creates a bifurcated real estate market where luxury developments flourish in one county while affordability challenges persist in another.



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02

Policy Implications Are Local, Not National

The income gap cannot be addressed by state-wide policies alone. Dorchester County's lower median income suggests a need for targeted investment in workforce development, small business support, and affordable housing—measures that must be tailored to the county's specific economic base. The disparity is not a failure of the region but a symptom of uneven development patterns.

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