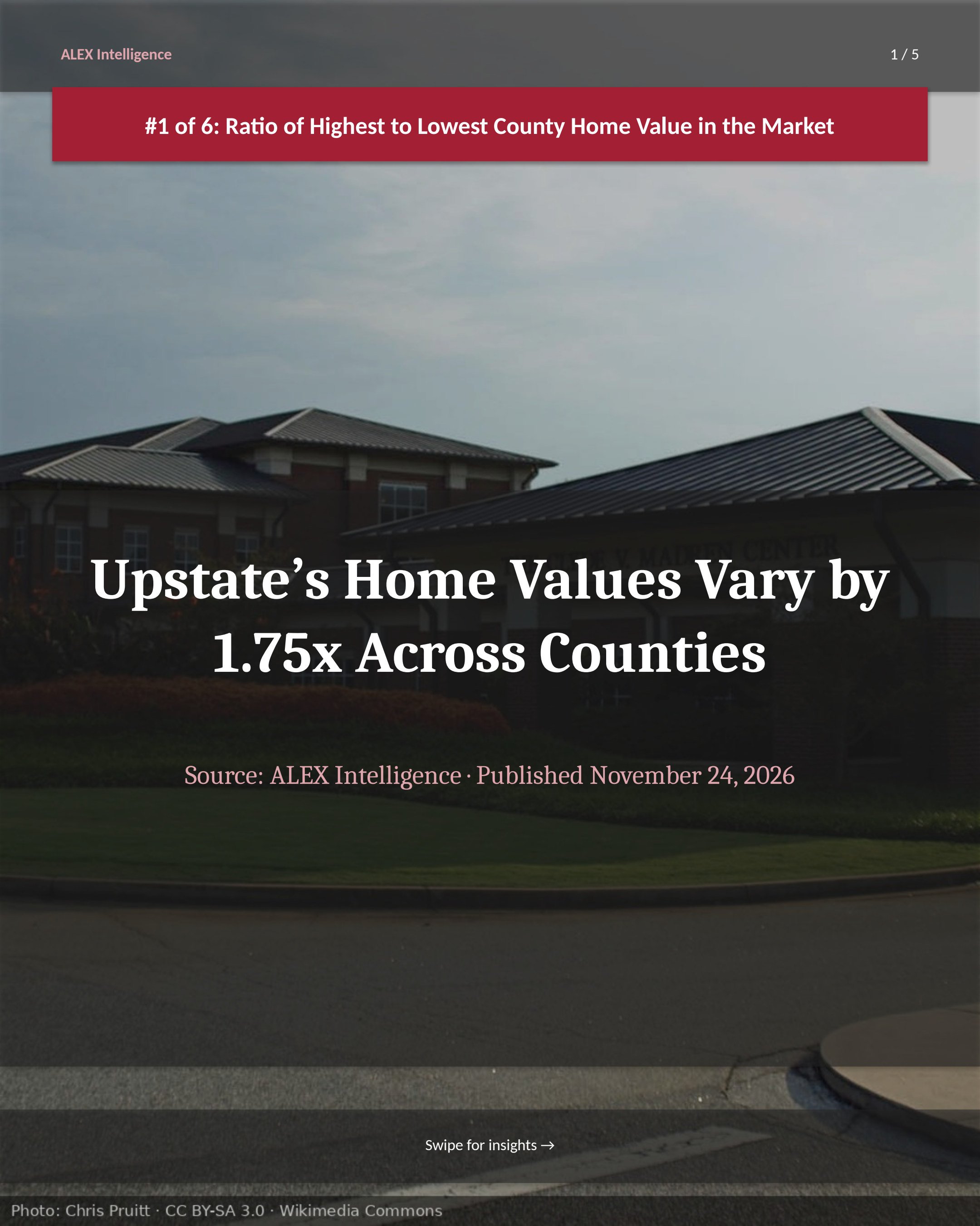
#1 of 6: Ratio of Highest to Lowest County Home Value in the Market



Upstate's Home Values Vary by 1.75x Across Counties

Source: ALEX Intelligence · Published November 24, 2026

Swipe for insights →

Photo: Chris Pruitt · CC BY-SA 3.0 · Wikimedia Commons

THE DATA

1.75x

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

This ratio reflects the disparity between Greenville County and Laurens County, the most and least valuable counties in the Upstate.

The 1.75x spread in median home values underscores a growing divergence in economic opportunity across the Upstate. While Greenville County leads with $299,000, Laurens County lags at $170,600—a gap that exceeds the national average for metro areas. This divide is not a temporary fluctuation but a structural feature of the region's development trajectory.



Photo: SC National Guard · Public domain · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-24-upstate-sc-within-county-home-value

01

Growth is concentrated, not distributed

The Upstate’s economic momentum is not evenly spread. The 1.75x value gap shows that investment, infrastructure, and job creation are overwhelmingly funneling into a few core counties—primarily Greenville—while others like Laurens remain under-resourced. This concentration suggests that access to opportunity is increasingly tied to geography within the region, not just individual choice.

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02

Affordability is a county-level crisis

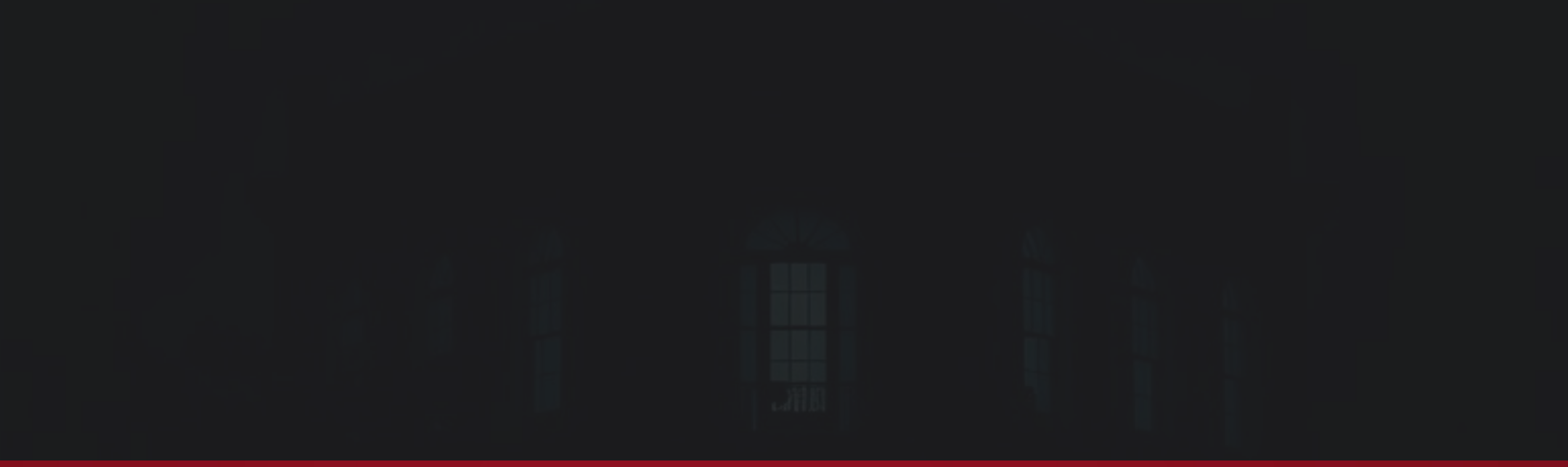
The disparity in home values means that affordability is not a regional issue but a hyper-local one. In Laurens County, a $170,600 home is typical; in Greenville, it’s nearly double. This makes upward mobility within the Upstate contingent on relocation—and access to the right ZIP code. As the region grows, this internal inequality may challenge long-term stability.

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