#4 of 8: one-year change in the metropolitan house price index (2026 Q2)

one-year change in the metropolitan house price index (2026 Q2): 3.6%

FHFA HPI data shows 3.6% one-year gain, 2026 Q2

Swipe for insights →

Photo: w_lemay · CC BY-SA 2.0 · Wikimedia Commons

THE DATA

3.6%

one-year change in the metropolitan house price index (2026 Q2)

Columbia’s price growth ranks #4 among all South Carolina metros, indicating sustained demand despite broader economic pressures.

This growth rate reflects strong underlying demand in the Midlands, particularly in Richland and Lexington counties, where employment stability and population influx continue to support housing values. The FHFA All-Transactions Index captures both purchases and refinancing appraisals, suggesting broad-based appreciation rather than speculative spikes. The data underscores that price resilience is not a function of temporary stimulus but of durable fundamentals.



Photo: John Horne · Public domain · Wikimedia Commons

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-25-columbia-sc-hou-fhfa-hpi-growth-1y-msa

01

Appreciation Without Inflation

This is especially notable in a state where several other metros are seeing higher growth due to speculative surges or new development booms. Columbia’s growth is more sustainable, rooted in demographic and economic continuity rather than short-term momentum.

Photo: Gruffbenji · CC BY-SA 4.0 · Wikimedia Commons


Photo: w_lemay · CC BY-SA 2.0 · Wikimedia Commons

02

The Resilience Premium

For investors and long-term homeowners, this suggests Columbia is not a speculative hotspot, but a resilient asset class. The market's ability to grow at a steady pace without sharp volatility is a hallmark of maturity, indicating that the Midlands is evolving beyond a growth phase into a stable, self-sustaining ecosystem.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies
Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.
Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy