#1 of 6: Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025

Kershaw Leads Midlands in New Home Permits

2.49x higher than Calhoun County, per ALEX Intelligence, Nov. 28, 2026

Swipe for insights →

Photo: Eastward Gypsy · CC BY-SA 4.0 · Wikimedia Commons

THE DATA

2.49x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Kershaw County's new home approval rate is 2.49 times higher than Calhoun County's across the Midlands.

This stark disparity reveals a growing bifurcation in housing supply across the region. While Kershaw County leads with 6.7 permits per 1,000 residents, Calhoun County lags at 2.7 — a gap that reflects divergent development policies, infrastructure readiness, and market demand. This imbalance risks concentrating new housing growth in only a few counties, leaving others behind in meeting regional demand.



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

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-columbia-sc-permits-county-spread

01

Supply is not evenly distributed

The data shows that housing supply growth is not a regional phenomenon but a hyper-local one. Kershaw County's 6.7 permits per 1,000 residents signals strong developer confidence, likely driven by access to infrastructure, lower land costs, and proactive zoning. Meanwhile, Calhoun County's 2.7 rate suggests regulatory friction or limited land availability. This divergence means that even within the Midlands, some communities are becoming housing magnets while others remain constrained — a dynamic that could reshape long-term affordability and migration patterns.

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


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

02

Richland County's pressure is growing

Richland County, which includes Columbia, ranks third with 5.5 permits per 1,000 residents — solid, but far behind Kershaw. As the region's employment and population hubs, Richland and Lexington face mounting demand, yet their development pace lags behind Kershaw. This imbalance could intensify rent growth and housing stress in Columbia unless policy and infrastructure investments catch up. The real estate market is not just about price — it's about where supply is allowed to flow.

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