



Charleston, South Carolina.

Current market data.

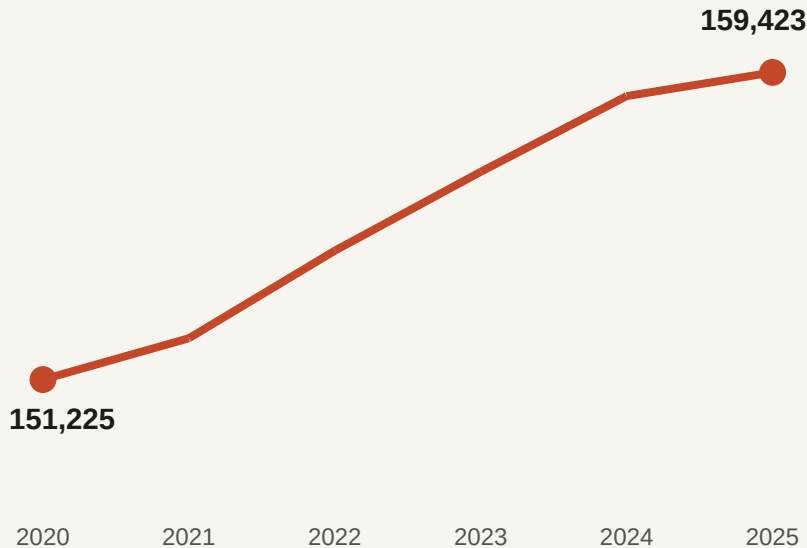
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.4% since 2020.

159,423

people, the largest of South Carolina's cities and towns.



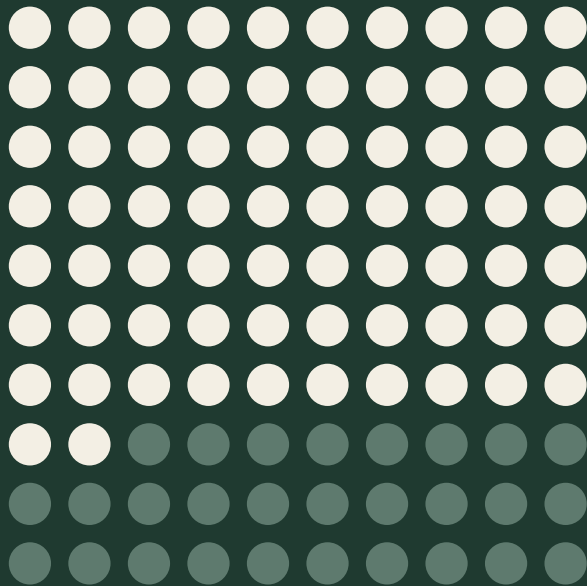
THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

72.0%

of 113,300 jobs located in Charleston are filled by
in-commuters.

Source: Census LEHD LODES, 2023



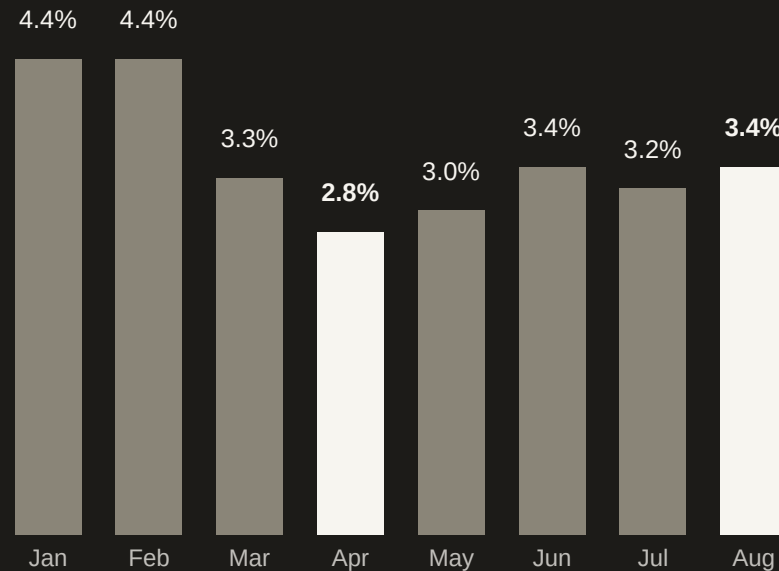
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.8%.

3.4%

in August 2026, the latest month released. A year earlier it was 3.9%.

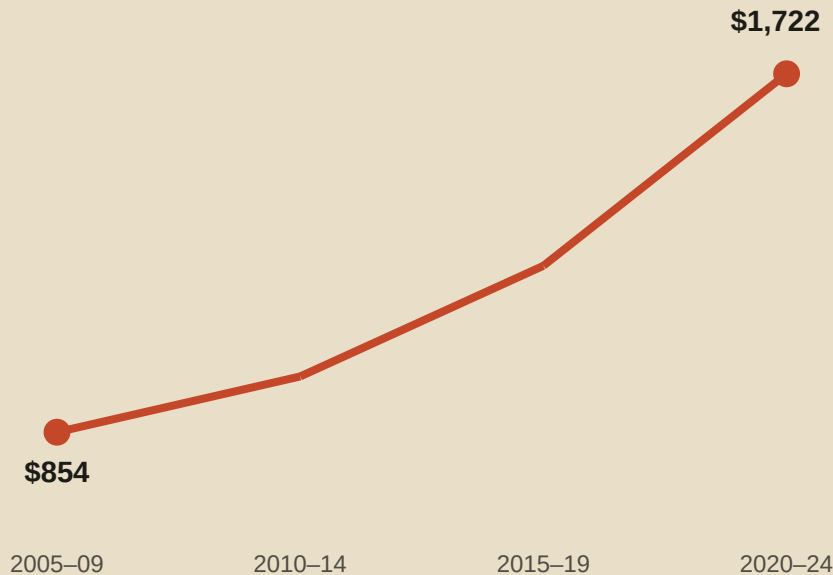


RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$1,722

a month. South Carolina's median is \$1,180.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,681 gap between neighbors, the sharpest rent edge between adjacent tracts in Charleston County.

TRACT 23

\$820

TRACT 21.05

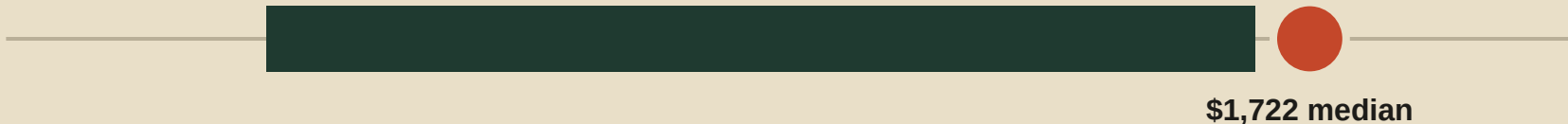
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,127–\$1,691



is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

12,321

homes permitted in ten years,
2016–2025

30%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 77,417 homes here.

294–1,133

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 97% more than South Carolina's.

\$509,700

median home value in Charleston.

Charleston



\$509,700

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS CHARLESTON'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/sc/charleston/**](https://almanacdata.ai/e/sc/charleston/)

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