Clemson, South Carolina.

Current market data.

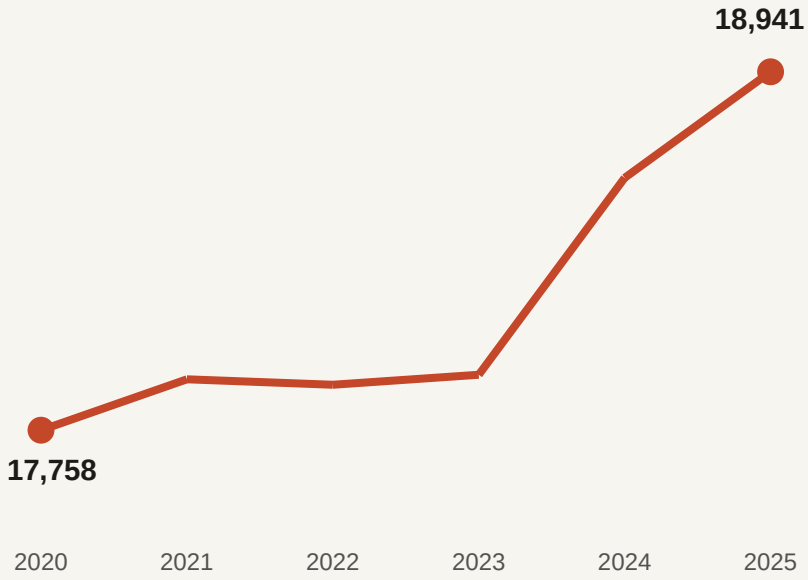
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.7% since 2020.

18,941

people, the 29th-largest of South Carolina's cities and towns.



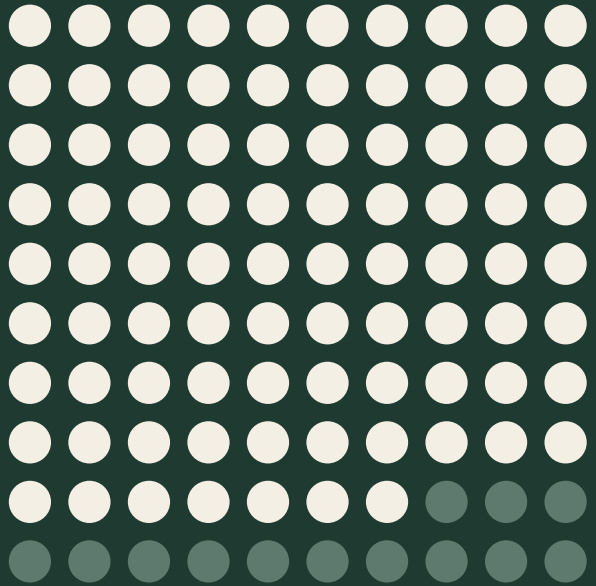
Source: Census Population Estimates, 2025

THE WORKDAY

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

87.0%

of 11,928 jobs located in Clemson are filled by in-commuters.



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

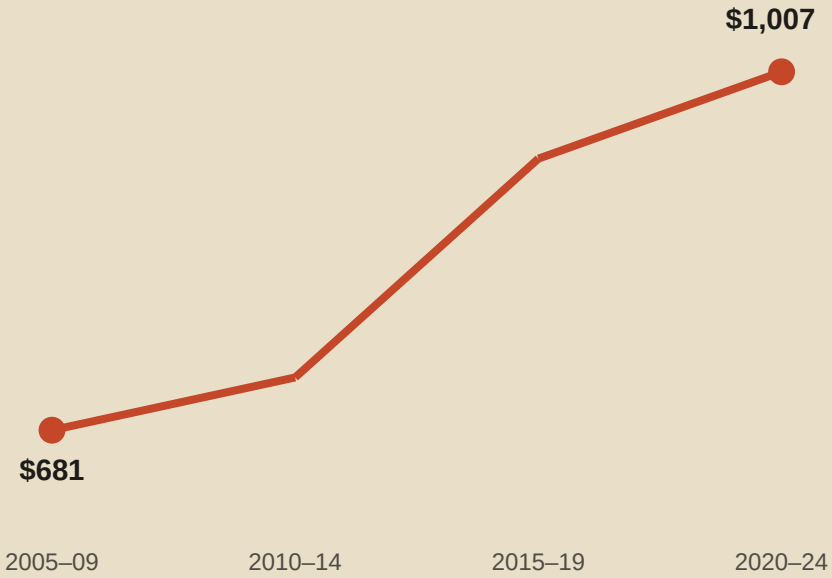
Source: Census LEHD LODES, 2023

RENT

Median rent is up 48% since the 2005–2009 survey, before inflation.

$1,007

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

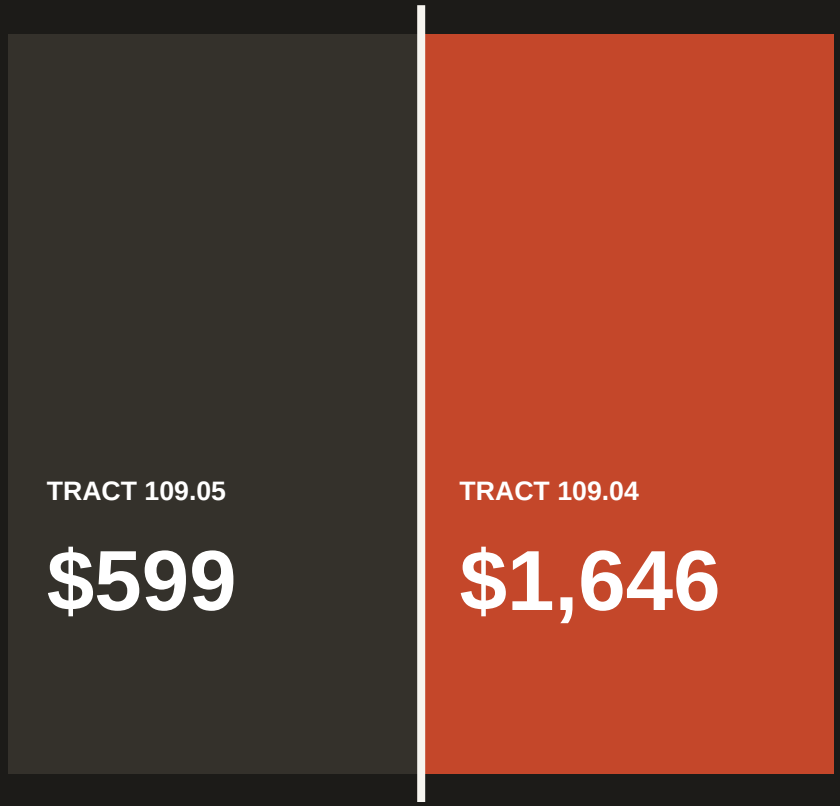


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

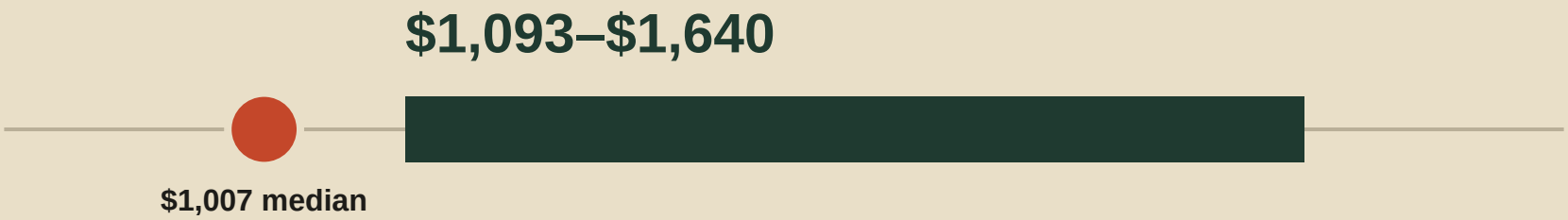
A $1,047 gap between neighbors, the sharpest rent edge between adjacent tracts in Pickens County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

68% of the housing here was built before 2000.

2,410

homes permitted in ten years, 2016–2025

49%

of those were in multifamily buildings

68%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1% to the 8,738 homes here.

52–119

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

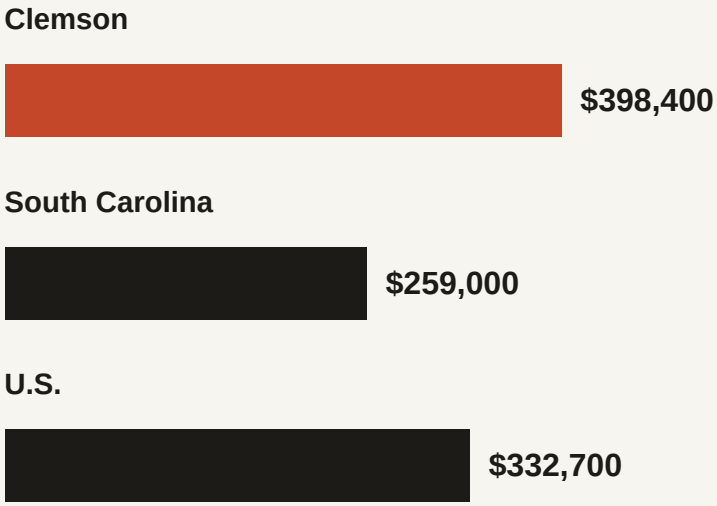
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 54% more than South Carolina's.

$398,400

median home value in Clemson.



Source: Census ACS 5-year, 2020-2024

THAT WAS CLEMSON'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/clemson/**