



Clemson, South Carolina.

Current market data.

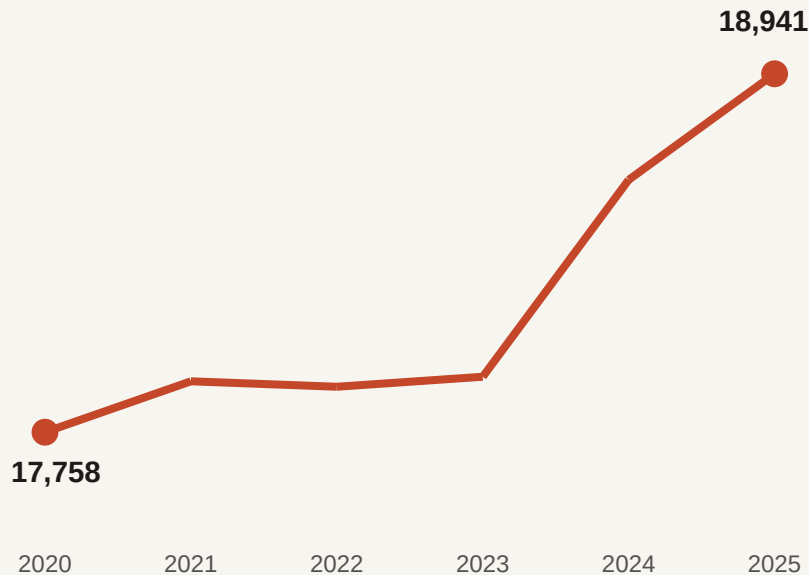
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.7% since 2020.

18,941

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



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.



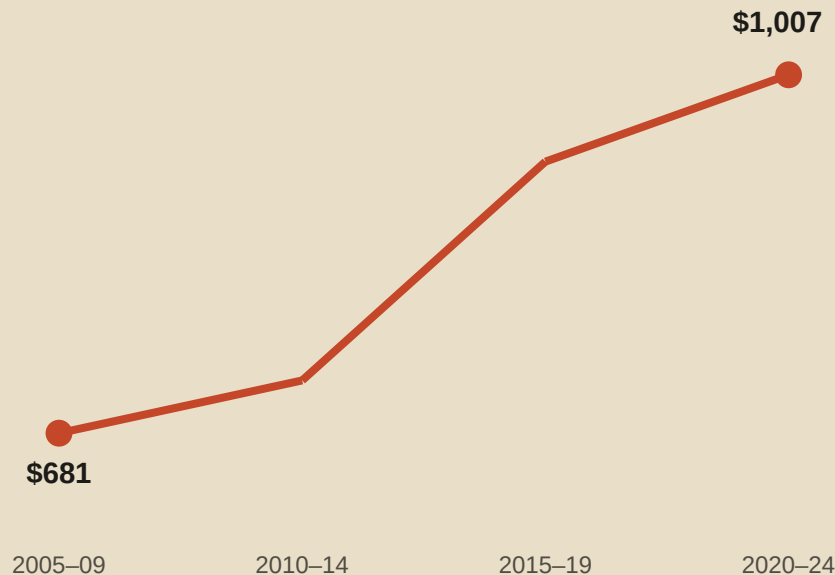
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,007

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





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.

TRACT 109.05

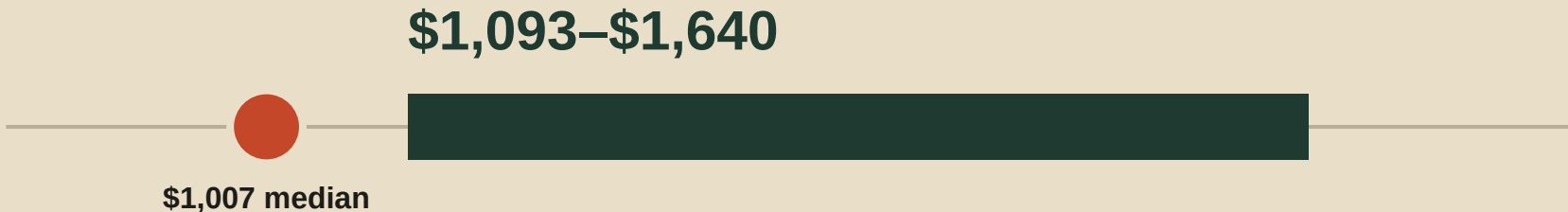
\$599

TRACT 109.04

\$1,646

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.



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



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.



HOME VALUE

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

\$398,400

median home value in Clemson.

Clemson



\$398,400

South Carolina



\$259,000

U.S.



\$332,700

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/**](https://almanacdata.ai/e/sc/clemson/)

The Almanac · your hyper-diligent research partner