Elgin, South Carolina.

Current market data.

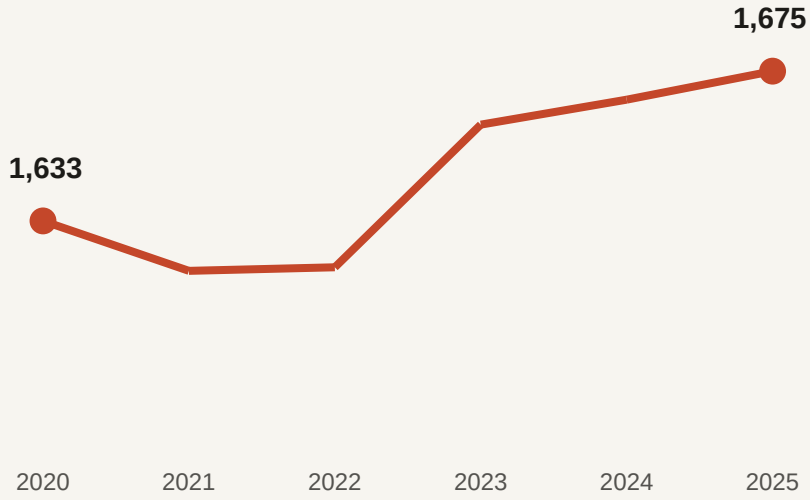
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.6% since 2020.

1,675

people, the 128th-largest of South Carolina's cities and towns.



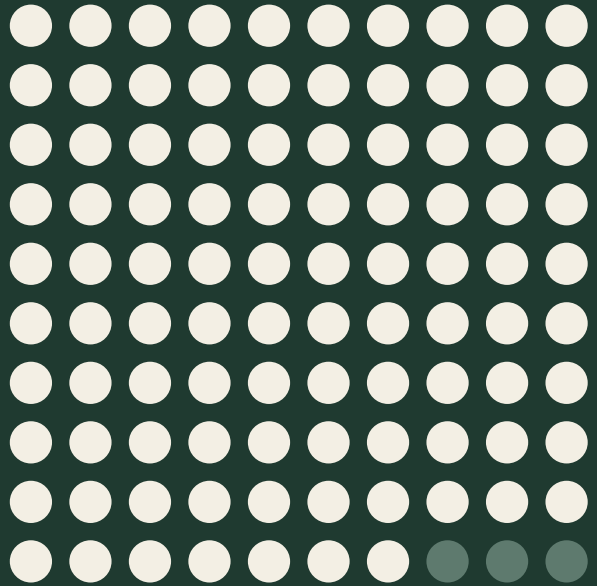
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes to someone who lives somewhere else.

97.0%

of 625 jobs located in Elgin are filled by in-commuters.



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

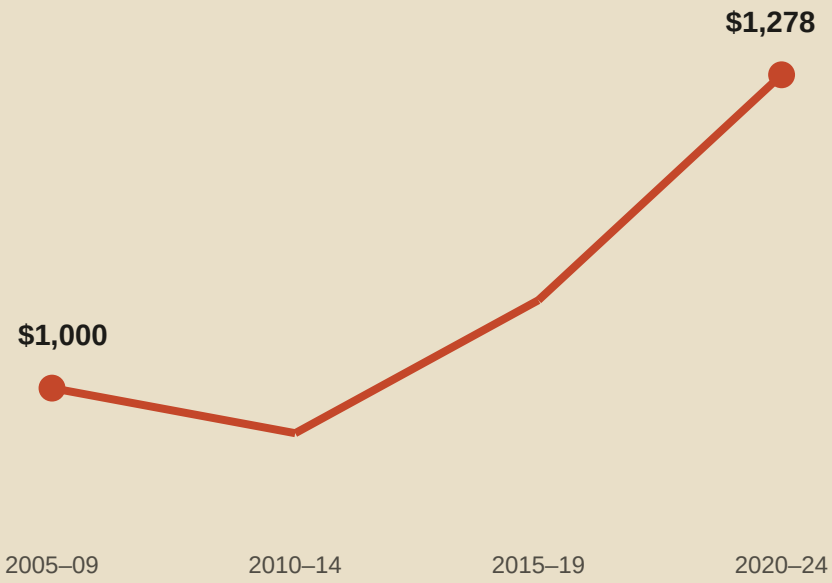
Source: Census LEHD LODES, 2023

RENT

Median rent is up 28% since the 2005–2009 survey, before inflation.

$1,278

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

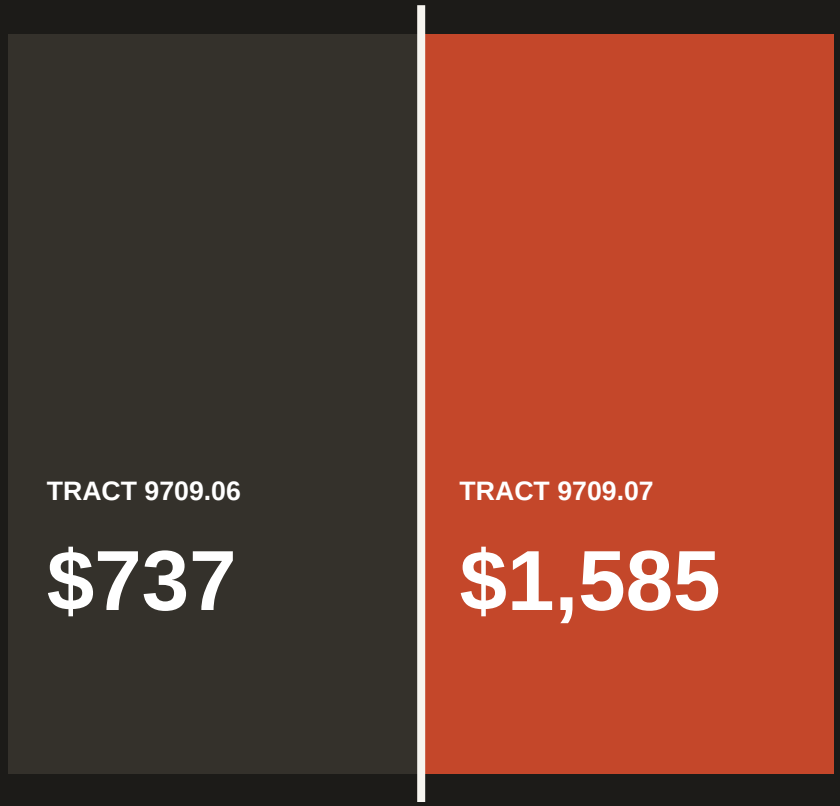


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

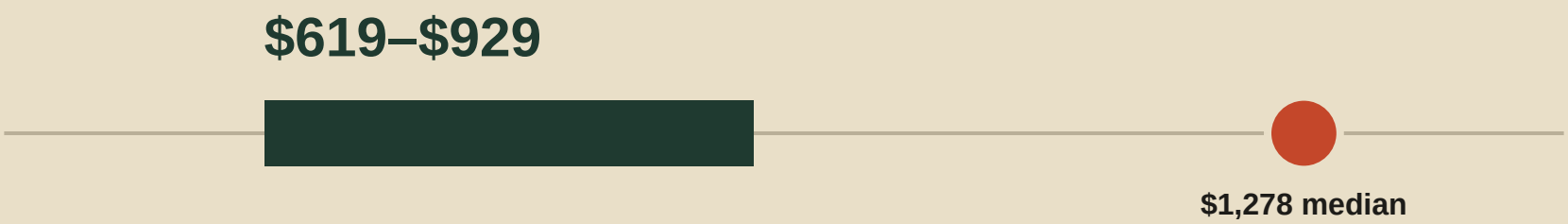
A $848 gap between neighbors, the sharpest rent edge between adjacent tracts in Kershaw County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

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

BUILDING

57% of the housing here was built before 2000.

26

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

57%

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 0–0.8% to the 732 homes here.

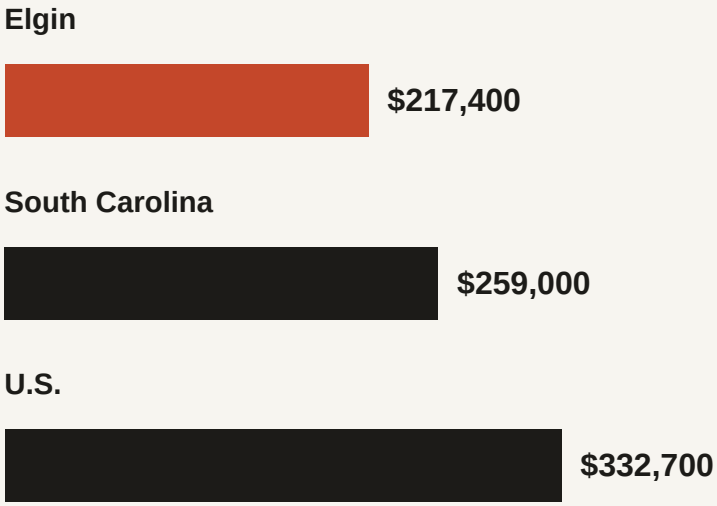
0–6

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 16% less than South Carolina's.



$217,400

median home value in Elgin.

Source: Census ACS 5-year, 2020-2024

THAT WAS ELGIN'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/elgin/**