



Forest Acres, South Carolina.

Current market data.

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

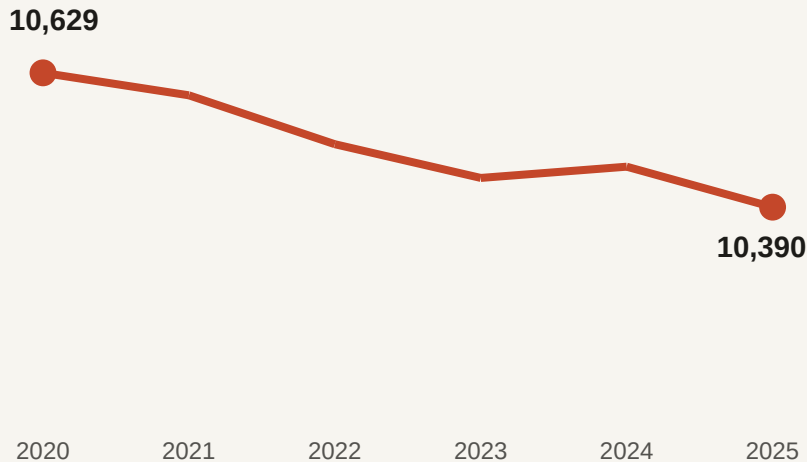


POPULATION

Down 2.2% since 2020.

10,390

people, the 43rd-largest of South Carolina's cities and towns.



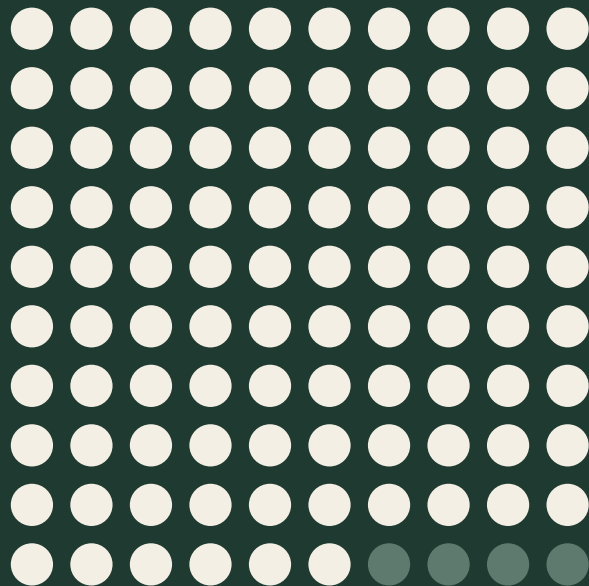
THE WORKDAY

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

95.8%

of 6,199 jobs located in Forest Acres are filled by
in-commuters.

Source: Census LEHD LODES, 2023



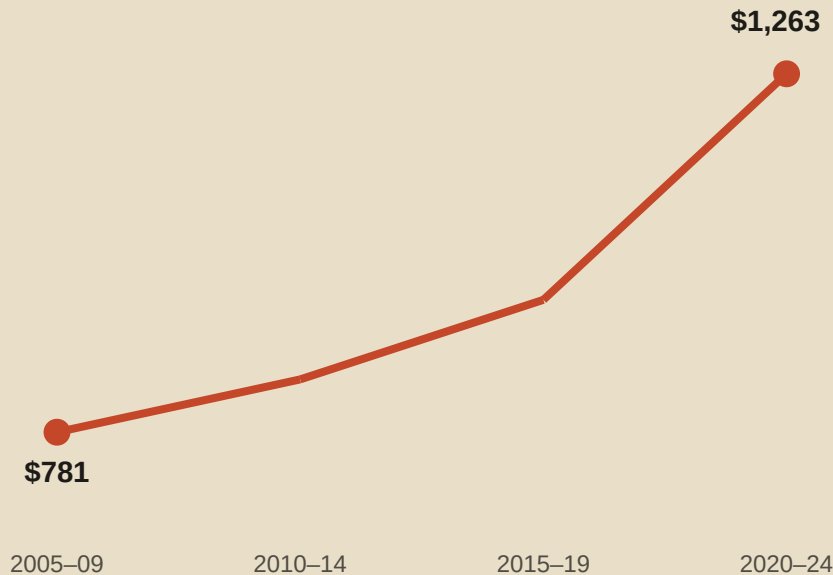
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,263

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,378 gap between neighbors, the sharpest rent edge between adjacent tracts in Richland County.

TRACT 101.04

\$776

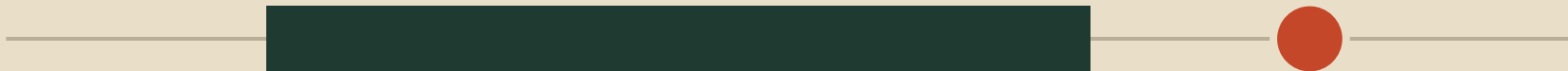
TRACT 114.22

\$2,154

ROOM TO BUILD

The median rent is above what local wages can carry.

\$773–\$1,160



\$1,263 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

184

homes permitted in ten years,
2016–2025

14%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 5,465 homes here.

10–62

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



HOME VALUE

A median home costs 8%
more than South
Carolina's.

\$279,300

median home value in Forest Acres.

Forest Acres



\$279,300

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS FOREST ACRES'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/forest-acres/**](https://almanacdata.ai/e/sc/forest-acres/)

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