



Gaffney, South Carolina.

Current market data.

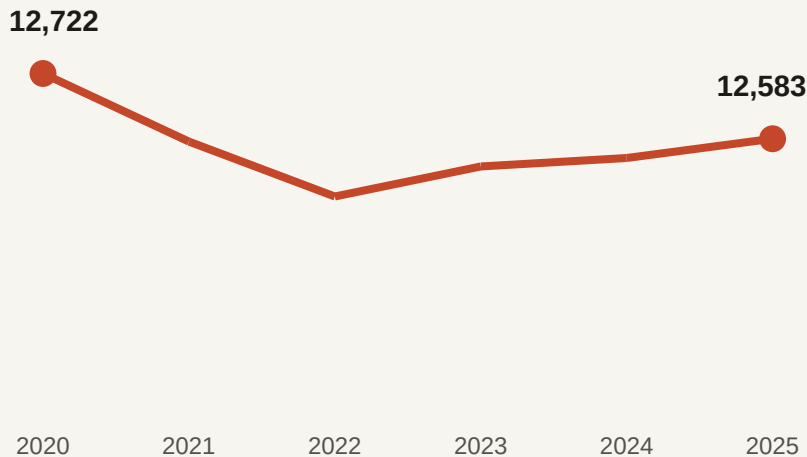
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

12,583

people, the 39th-largest of South Carolina's cities and towns.



THE WORKDAY

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

86.5%

of 7,460 jobs located in Gaffney are filled by in-commuters.



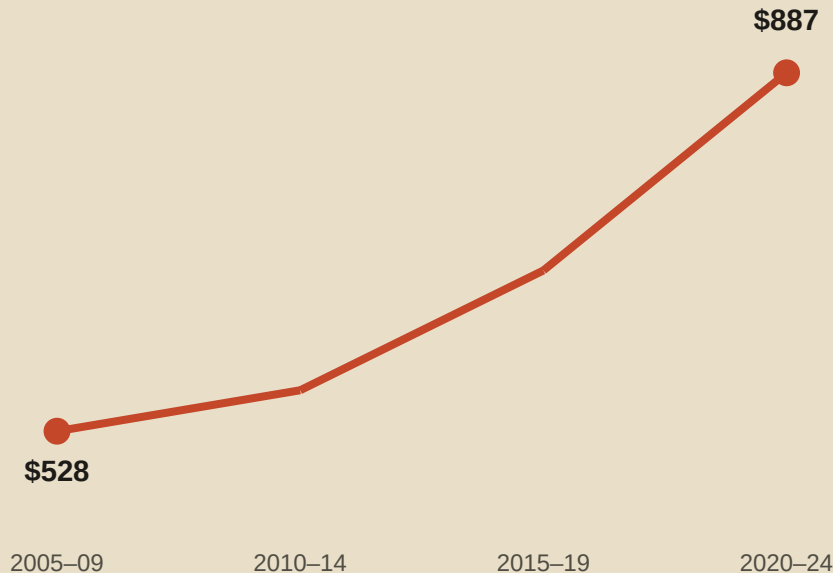
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$887

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





THE SEAM

Cross one tract line and median rent jumps \$265.

A \$265 gap between neighbors, the sharpest rent edge between adjacent tracts in Cherokee County.

TRACT 9706.02

\$723

TRACT 9707

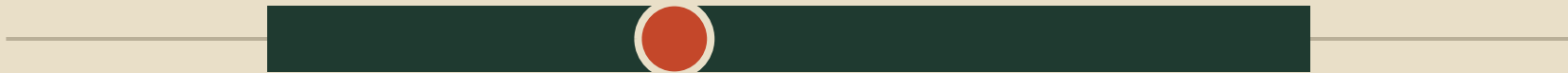
\$988



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$742–\$1,113



\$887 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

73

homes permitted, 2022–2025

27%

of those were in multifamily
buildings

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.4% to the 5,384 homes here.

26–75

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



HOME VALUE

A median home costs 47%
less than South
Carolina's.

\$137,700

median home value in Gaffney.

Gaffney



\$137,700

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS GAFFNEY'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/gaffney/

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