



Hilton Head Island, South Carolina.

Current market data.

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

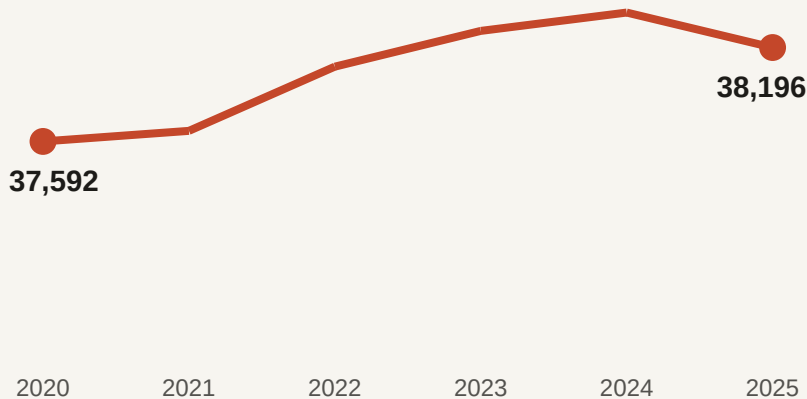


POPULATION

Growing. Up 1.6% since 2020.

38,196

people, the 15th-largest of South Carolina's cities and towns.



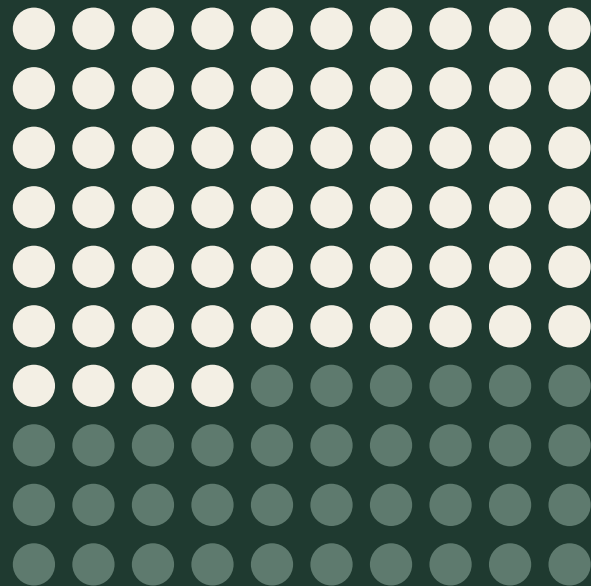
THE WORKDAY

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

63.6%

of 23,043 jobs located in Hilton Head Island are filled by
in-commuters.

Source: Census LEHD LODES, 2023



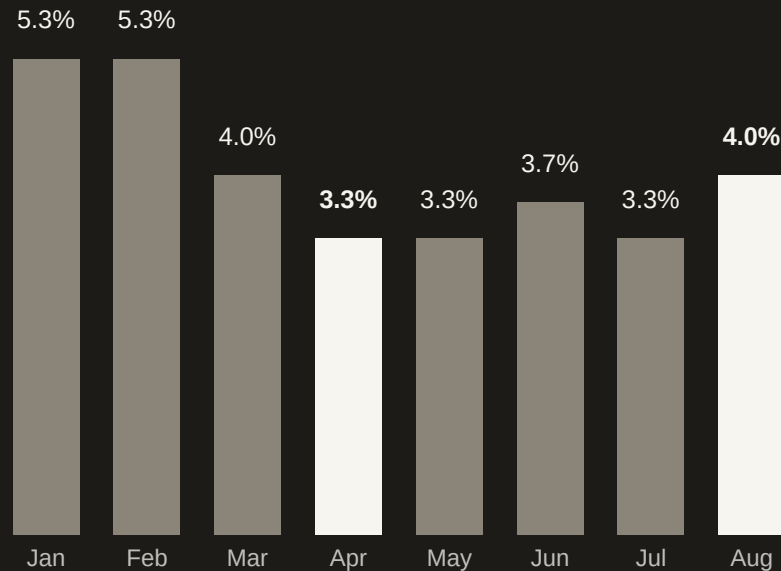
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.3%.

4.0%

in August 2026, the latest month released. A year earlier it was 4.4%.

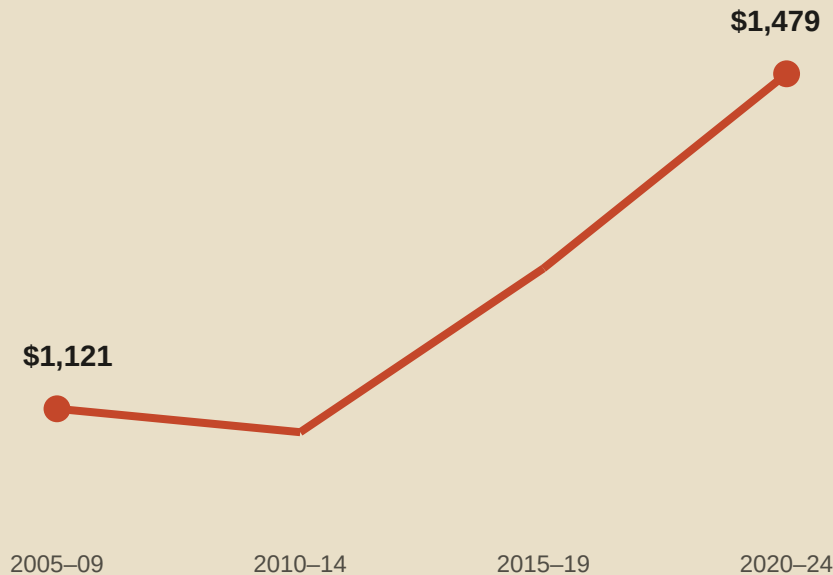


RENT

Median rent is up 32%
since the 2005–2009
survey, before inflation.

\$1,479

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,266 gap between neighbors, the sharpest rent edge between adjacent tracts in Beaufort County.

TRACT 102

\$1,235

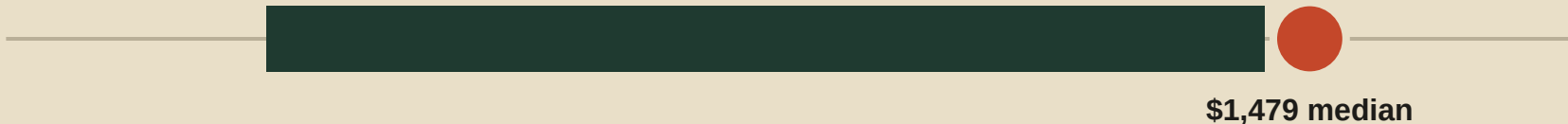
TRACT 101

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$971–\$1,457



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

606

homes permitted, 2022–2025

17%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 30,112 homes here.

34–230

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



HOME VALUE

A median home costs
165% more than South
Carolina's.

\$687,400

median home value in Hilton Head Island.

Hilton Head Island



\$687,400

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS HILTON HEAD ISLAND'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/hilton-head-island/**](https://almanacdata.ai/e/sc/hilton-head-island/)

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