



James Island, South Carolina.

Current market data.

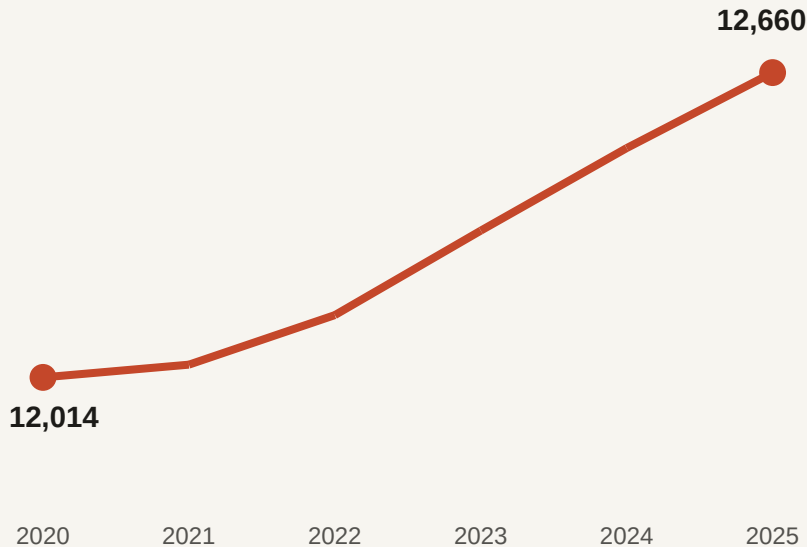
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.4% since 2020.

12,660

people, the 38th-largest of South Carolina's cities and towns.



THE WORKDAY

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

90.1%

of 2,289 jobs located in James Island are filled by
in-commuters.



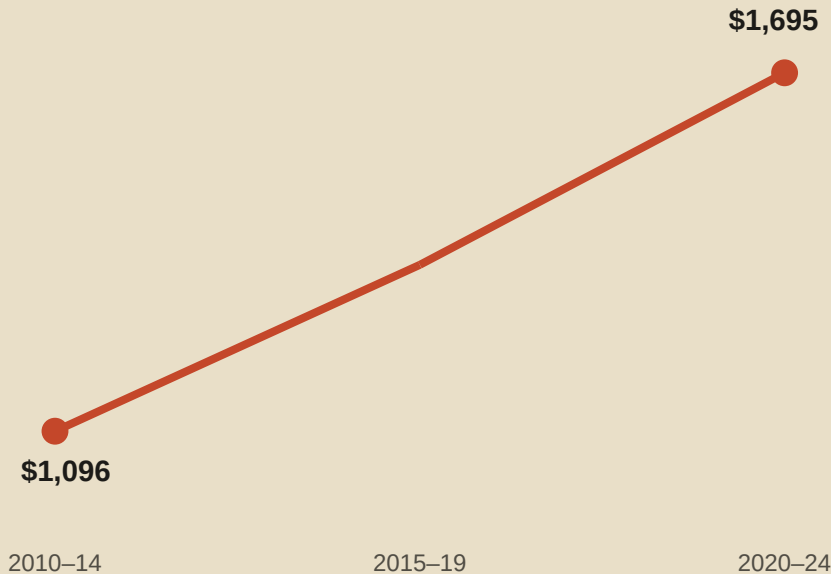
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2010–2014
survey, before inflation.

\$1,695

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,681 gap between neighbors, the sharpest rent edge between adjacent tracts in Charleston County.

TRACT 23

\$820

TRACT 21.05

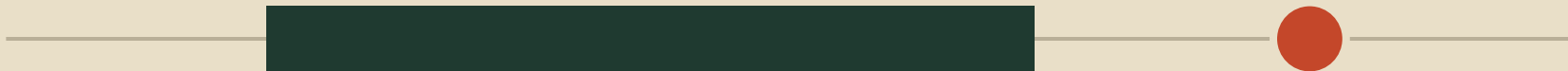
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,009–\$1,514



\$1,695 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 4,971 homes here.

7–23

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



HOME VALUE

A median home costs 96% more than South Carolina's.

\$508,600

median home value in James Island.

James Island



\$508,600

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS JAMES 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/james-island/**](https://almanacdata.ai/e/sc/james-island/)

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