Kiawah Island, South Carolina.

Current market data.

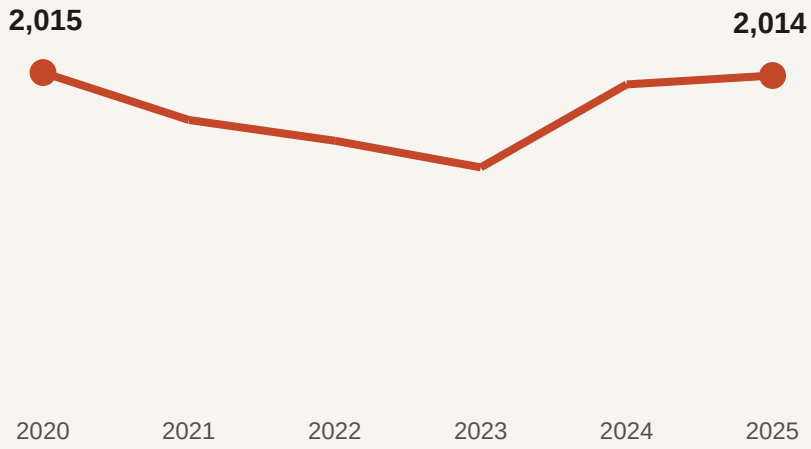
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.0% since 2020.

2,014

people, the 114th-largest of South Carolina's cities and towns.



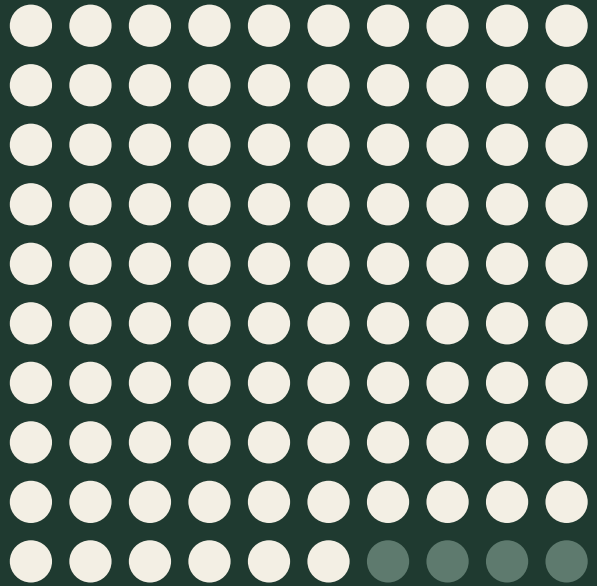
Source: Census Population Estimates, 2025

THE WORKDAY

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

96.2%

of 2,799 jobs located in Kiawah Island are filled by in-commuters.



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

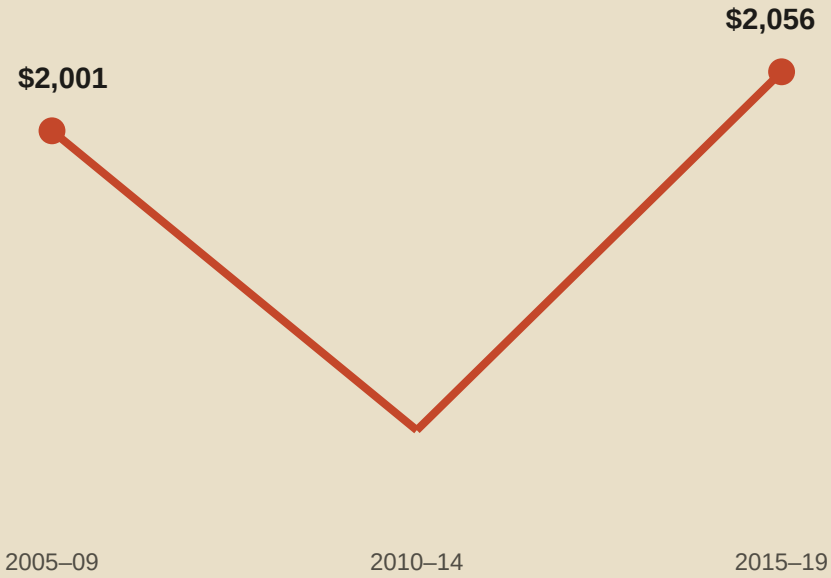
Source: Census LEHD LODES, 2023

RENT

Median rent is up 3% since the 2005–2009 survey, before inflation.

$2,056

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

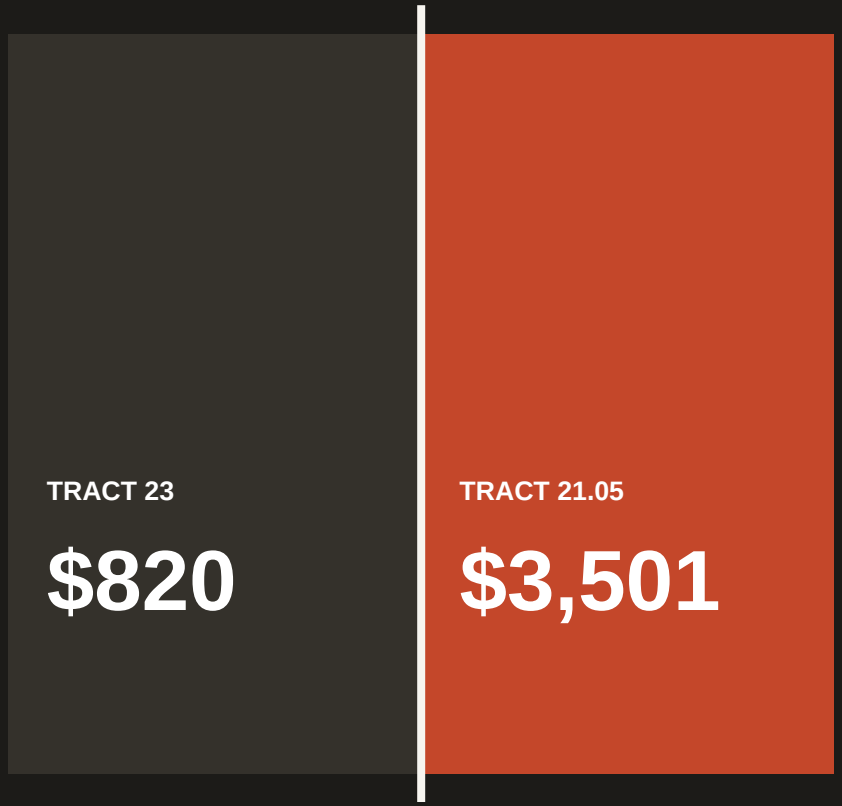


Source: Census ACS 5-year, 2015-2019

THE SEAM

Cross one tract line and median rent doubles.

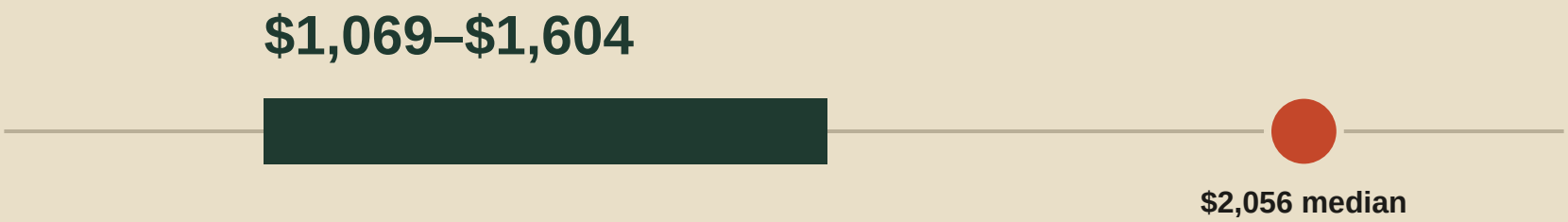
A $2,681 gap between neighbors, the sharpest rent edge between adjacent tracts in Charleston County.



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, 2015-2019

BUILDING

72% of the housing here was built before 2000.

92

homes permitted, 2019–2025

0%

of those were in multifamily buildings

72%

of all homes were built before 2000

Source: Census Building Permits Survey, 2019-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–0.7% to the 3,865 homes here.

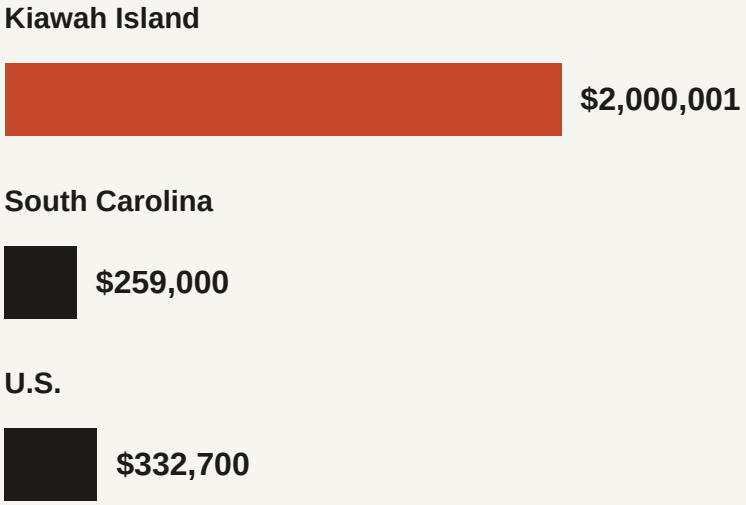
0–28

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 672% more than South Carolina's.



$2,000,001

median home value in Kiawah Island.

Source: Census ACS 5-year, 2020-2024

THAT WAS KIAWAH 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/kiawah-island/**