



Seabrook Island, South Carolina.

Current market data.

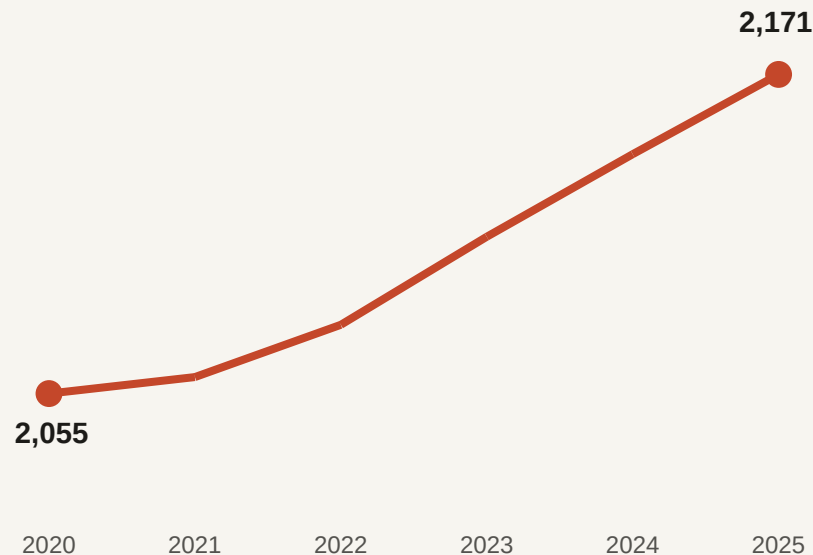
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.6% since 2020.

2,171

people, the 109th-largest of South Carolina's cities and towns.

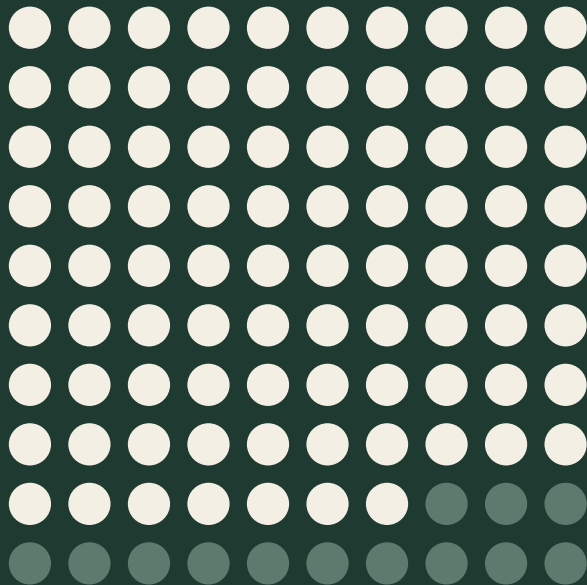


THE WORKDAY

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

87.4%

of 547 jobs located in Seabrook Island are filled by
in-commuters.



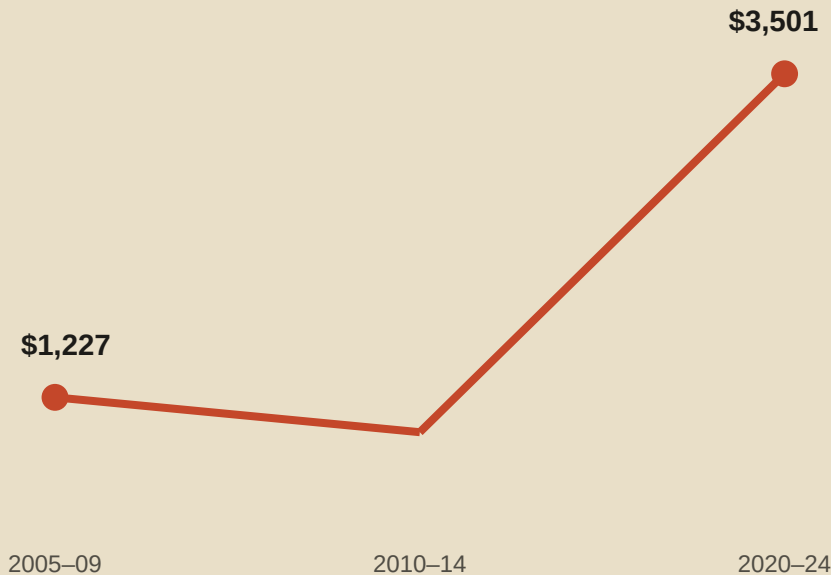
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 185%
since the 2005–2009
survey, before inflation.

\$3,501

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

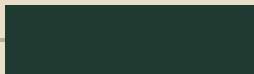
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,088–\$1,632



\$3,501 median

is the monthly rent range local workforce wages support.



BUILDING

70% of the housing here was built before 2000.

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.2% to the 2,574 homes here.

0–5

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



HOME VALUE

A median home costs
287% more than South
Carolina's.

\$1,001,400

median home value in Seabrook Island.

Seabrook Island



\$1,001,400

South Carolina



\$259,000

U.S.



\$332,700

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

The Almanac · your hyper-diligent research partner