



South Congaree, South Carolina.

Current market data.

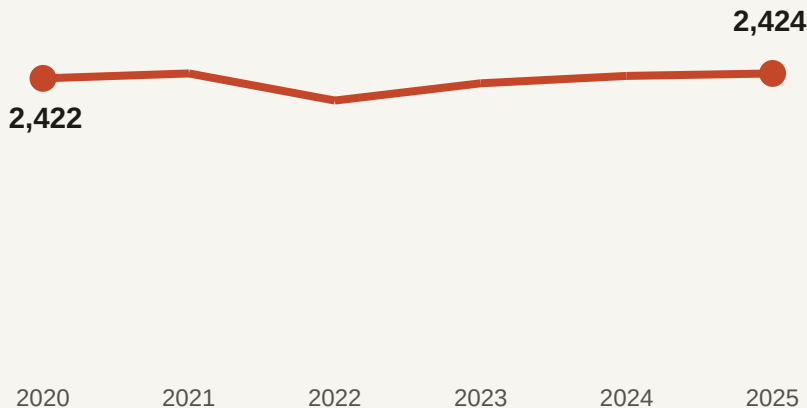
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

2,424

people, the 104th-largest of South Carolina's cities and towns.



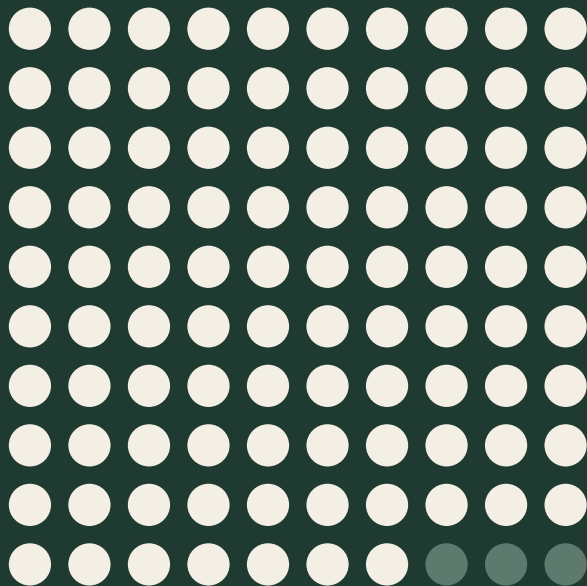
THE WORKDAY

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

97.3%

of 439 jobs located in South Congaree are filled by
in-commuters.

Source: Census LEHD LODES, 2023



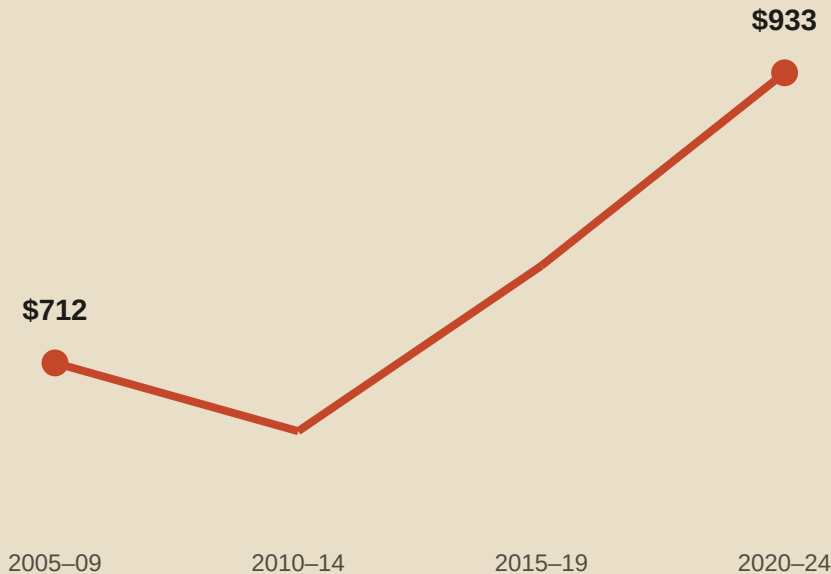
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 31%
since the 2005–2009
survey, before inflation.

\$933

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,793 gap between neighbors, the sharpest rent edge between adjacent tracts in Lexington County.

TRACT 210.28

\$874

TRACT 210.45

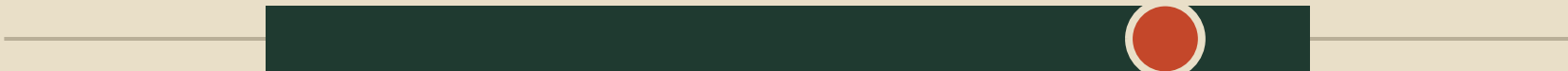
\$2,667



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$652–\$978



\$933 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

32

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 964 homes here.

2–4

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



HOME VALUE

A median home costs 26% less than South Carolina's.

\$192,500

median home value in South Congaree.

South Congaree



\$192,500

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS SOUTH CONGAREE'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/south-congaree/

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