



Tega Cay, South Carolina.

Current market data.

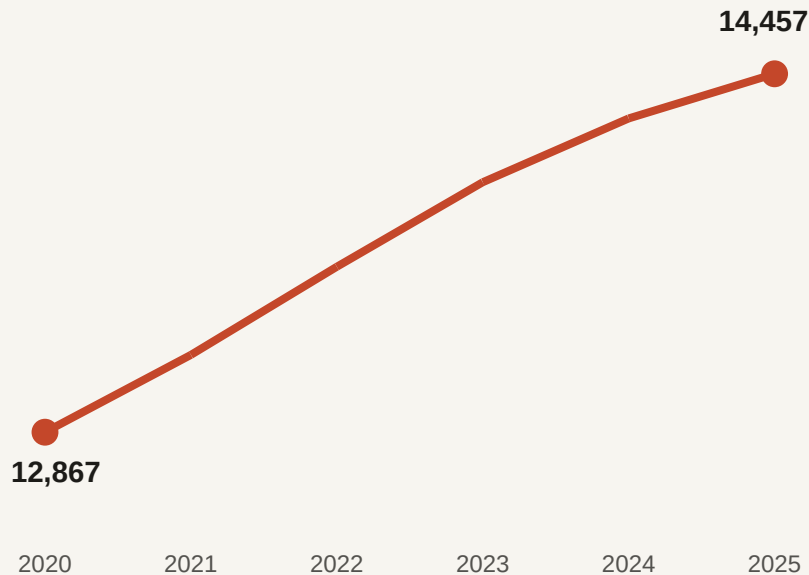
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.4% since 2020.

14,457

people, the 35th-largest of South Carolina's cities and towns.

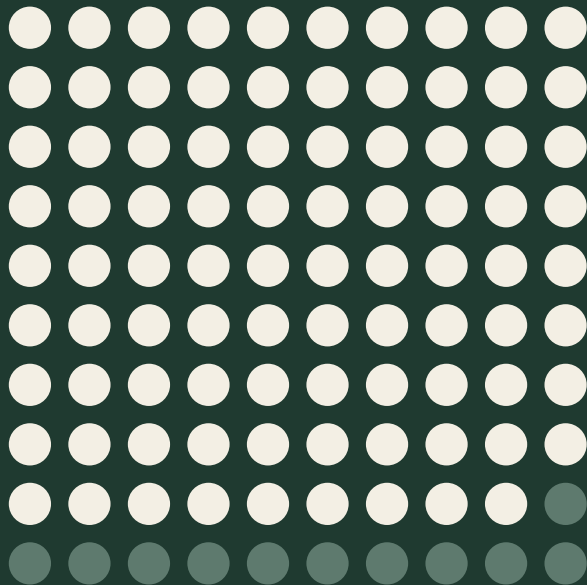


THE WORKDAY

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

88.9%

of 2,067 jobs located in Tega Cay are filled by in-commuters.



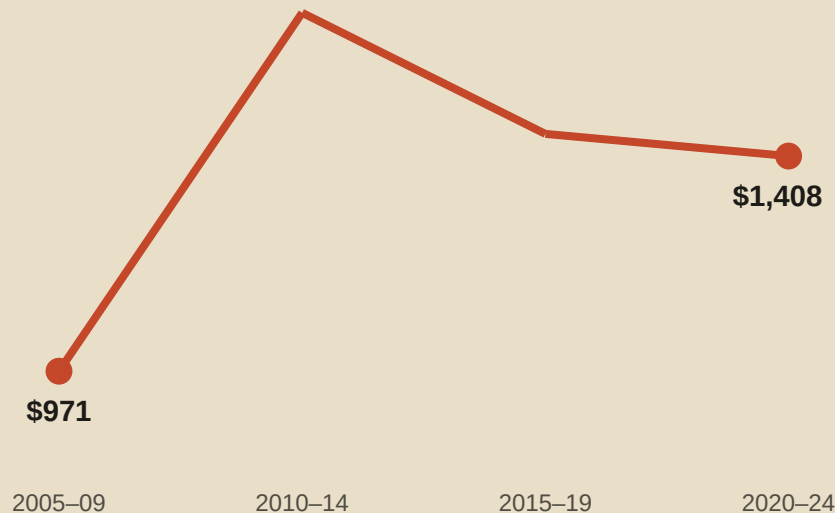
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$1,408

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,912 gap between neighbors, the sharpest rent edge between adjacent tracts in York County.

TRACT 609.12

\$1,099

TRACT 609.10

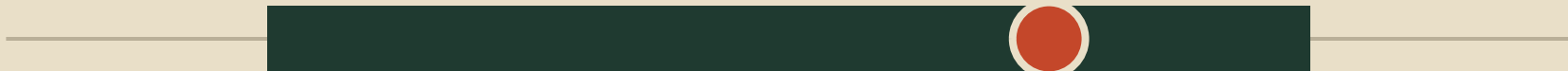
\$3,011



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,024–\$1,536



\$1,408 median

is the monthly rent range local workforce wages support.

BUILDING

35% of the housing here was built before 2000.

1,497

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

35%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 5,021 homes here.

9–21

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



HOME VALUE

A median home costs
104% more than South
Carolina's.

\$529,200

median home value in Tega Cay.

Tega Cay



\$529,200

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS TEGA CAY'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/tega-cay/**](https://almanacdata.ai/e/sc/tega-cay/)

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