



Wagener, South Carolina.

Current market data.

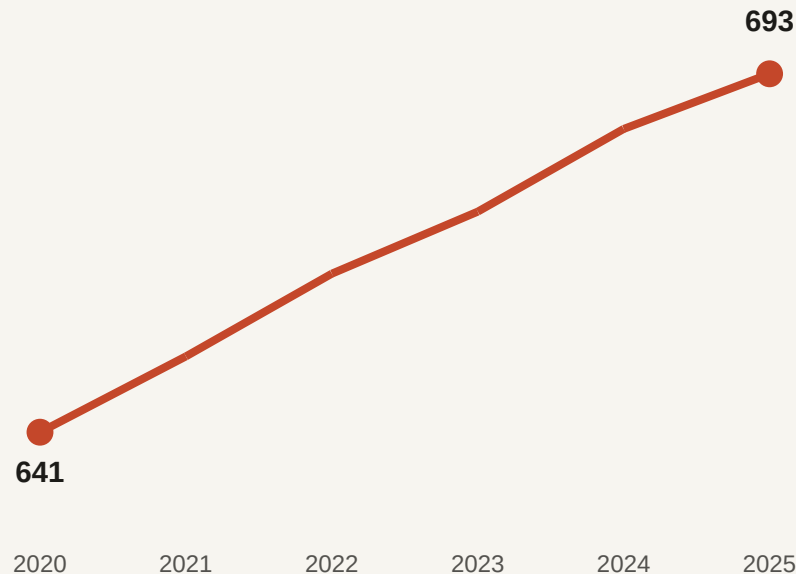
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.1% since 2020.

693

people, the 177th-largest of South Carolina's cities and towns.



THE WORKDAY

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

95.4%

of 196 jobs located in Wagener are filled by in-commuters.



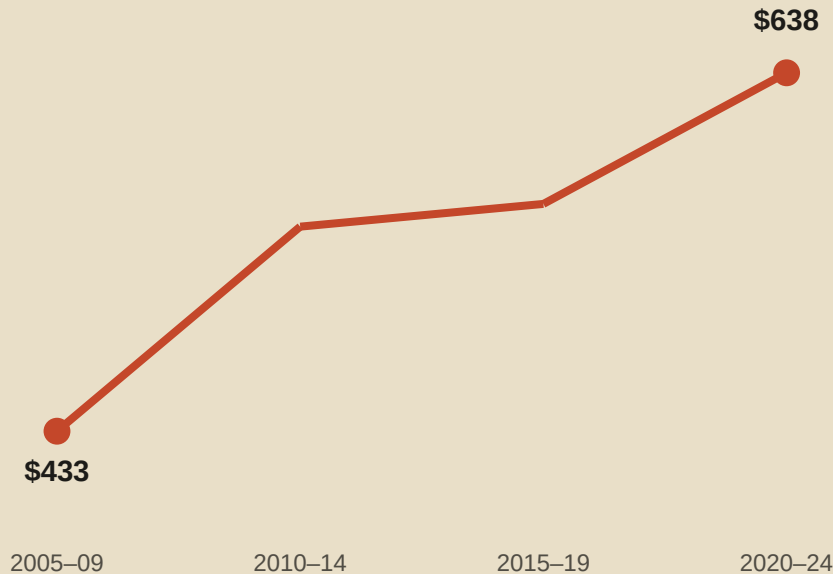
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$638

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



THE SEAM

Cross one tract line and median rent jumps \$818.

A \$818 gap between neighbors, the sharpest rent edge between adjacent tracts in Aiken County.

TRACT 208.02

\$1,154

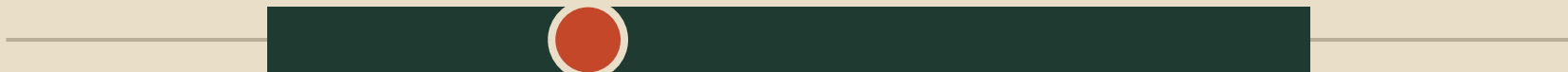
TRACT 208.01

\$1,972

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$553–\$829



\$638 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 537 homes here.

1–2

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



HOME VALUE

A median home costs 40%
less than South
Carolina's.

\$156,300

median home value in Wagener.

Wagener



\$156,300

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS WAGENER'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/wagener/**](https://almanacdata.ai/e/sc/wagener/)

The Almanac · your hyper-diligent research partner