

#5 of 8: 12-month change in the metropolitan unemployment rate (August 2026)

Charleston leads SC in labor market cooling

Charleston-North Charleston, SC · U.S. Bureau of Labor Statistics 2026

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THE DATA

-0.5%

12-month change in the metropolitan unemployment rate (August 2026)

Charleston-North Charleston, SC ranks #5 of 8 South Carolina metros on 12-month change in the metropolitan unemployment rate

This indicates a modest tightening in the labor market, with joblessness declining across the region. The drop suggests a slight reduction in workforce friction, possibly due to improved hiring stability or reduced labor turnover. For real estate, this signals a softening in demand pressure from high-income professionals seeking to relocate.

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Employment Statistics, August 2026 (seasonally unadjusted, metropolitan) · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-26-charleston-sc-lab-bls-unemp-rate-chg-12m-msa>

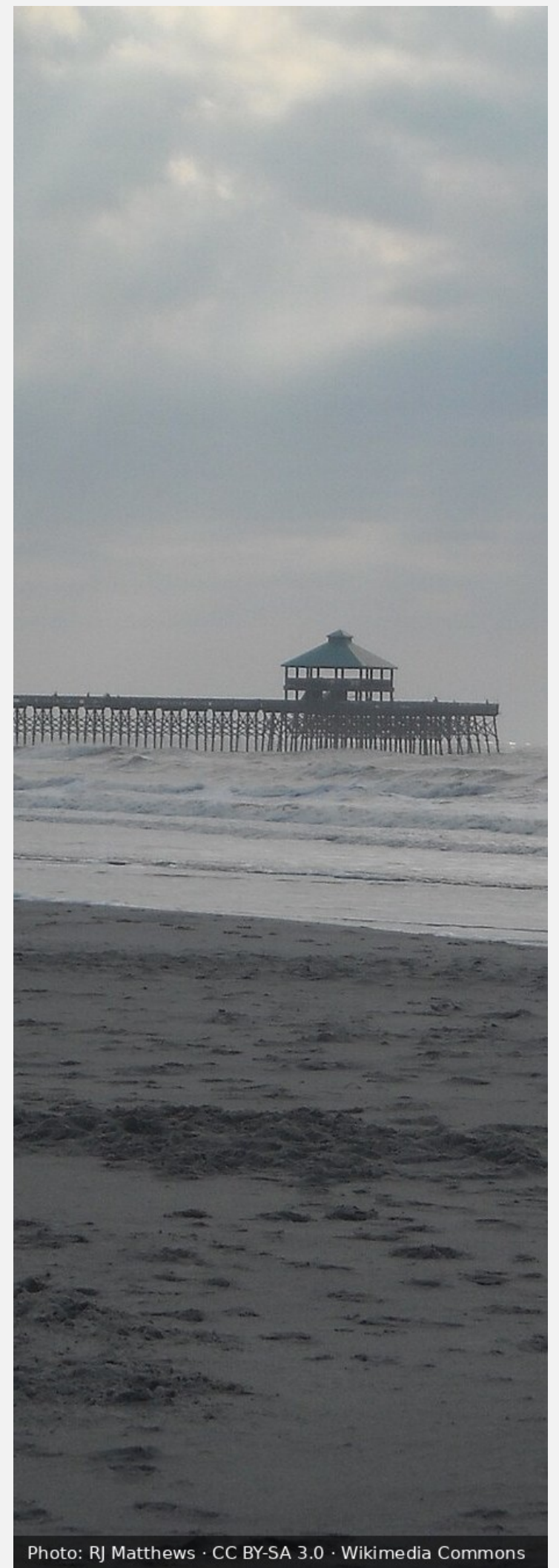


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01

Cooling labor market = delayed home demand

A declining unemployment rate is typically a bullish signal, but when it's the slowest among peers, it reveals a structural shift: labor demand is stabilizing or cooling. In Charleston, this suggests that the recent spike in relocation-driven demand may be peaking. Homebuyers from high-growth tech hubs may be delaying moves as job markets elsewhere stabilize, reducing near-term upward pressure on prices.

02

Supply is outpacing demand — a rare moment

The fact that Charleston ranks fifth in the state on this metric, despite being a high-demand coastal city, implies that supply is beginning to catch up. New construction, especially in Berkeley and Dorchester counties, is absorbing labor market momentum. This creates a temporary equilibrium where price growth slows, even as fundamentals remain strong — a rare window for buyers to enter before the next cycle.



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