

Adams Run

Community · SC · South Carolina > Charleston County

BALANCED MARKET

\$520K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

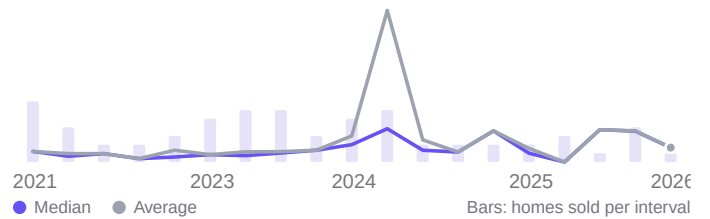
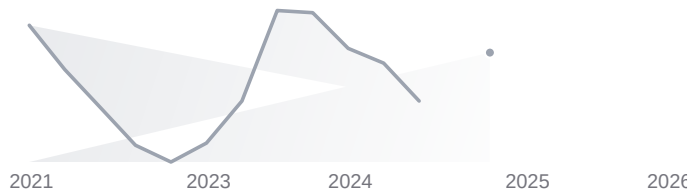
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$350K · Average \$350K

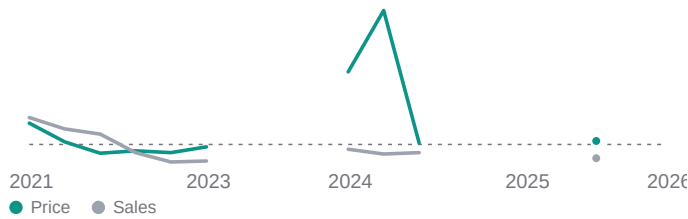


Growth (year over year)

Price +8.8% · Sales -35.7%

Price per square foot

\$97/ft²

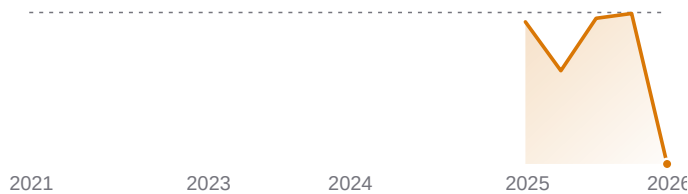


Sale premium vs estimated value

-49.7%

Annual turnover (share of homes sold)

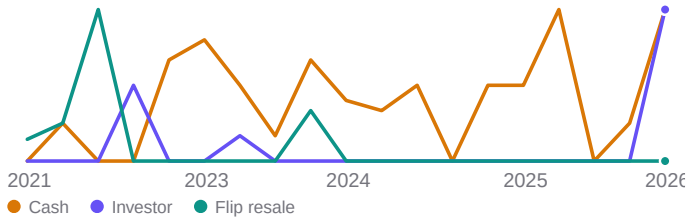
1.5%



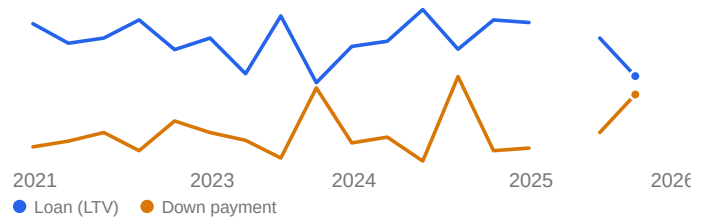
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 100% · Flip resale 0%

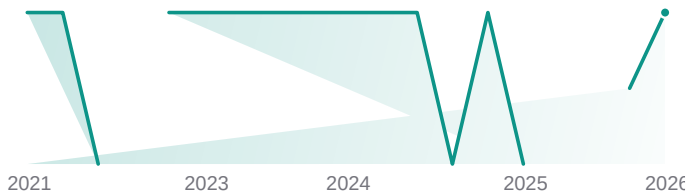


Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



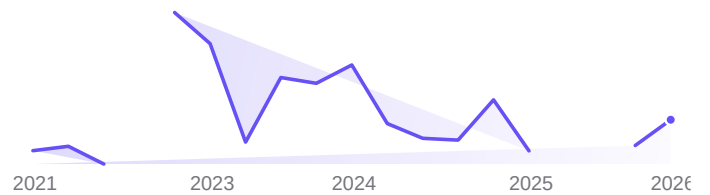
Sellers who sold at a gain

100%



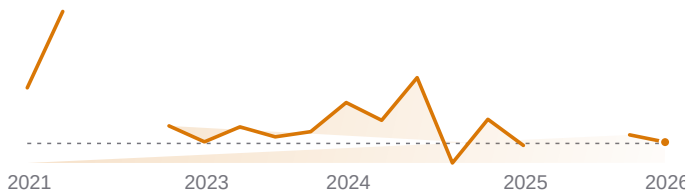
Typical hold before selling

6.1 yrs



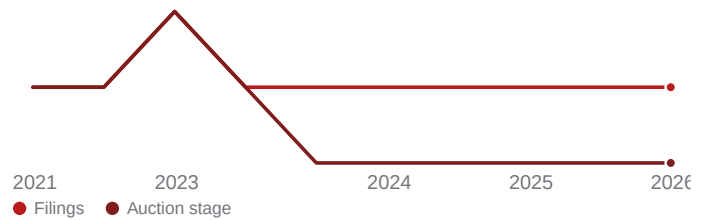
Median annualized return at resale

+0.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	747
Median value (AVM)	\$255K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1991
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.1%
Owner occupied	69%
Company owned	8.3%
Median loan-to-value	0%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	456
Density	322 / mi²
Median household income	\$34K
Average household income	\$64K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	323
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	21.9%
Unemployment	0.6%
Average temp	66°F
Annual precip	51 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.