

Ladson

Community · SC · South Carolina > Berkeley County

BALANCED MARKET

\$319K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

448

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



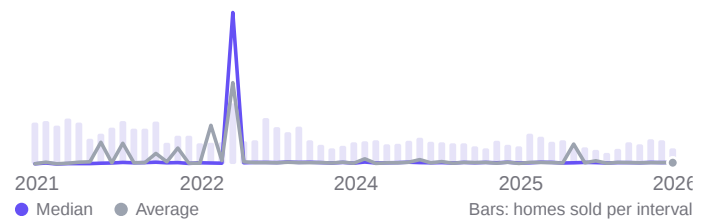
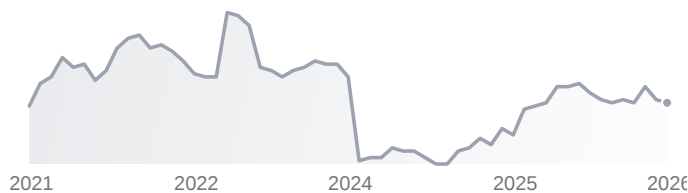
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$320K · Average \$308K

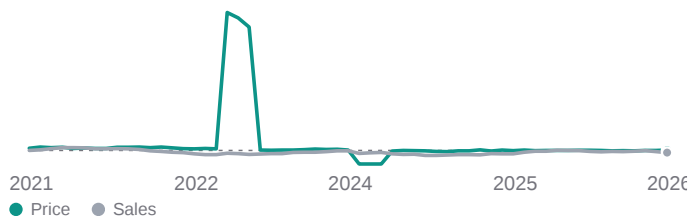


Growth (year over year)

Price +2.4% · Sales -13.8%

Price per square foot

\$184/ft²

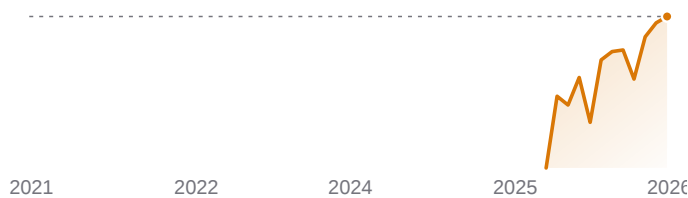


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

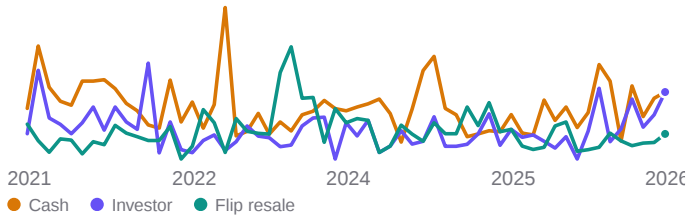
4.1%



BUYERS & OUTCOMES

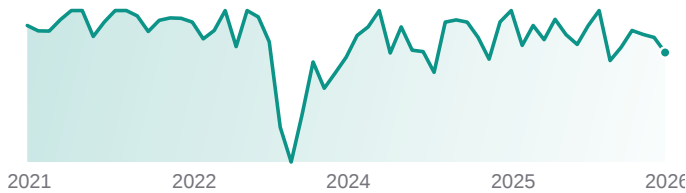
Buyer mix

Cash 26% · Investor 26% · Flip resale 9.7%



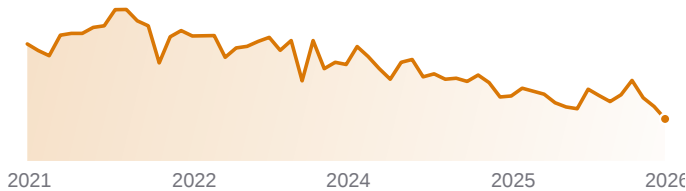
Sellers who sold at a gain

88%

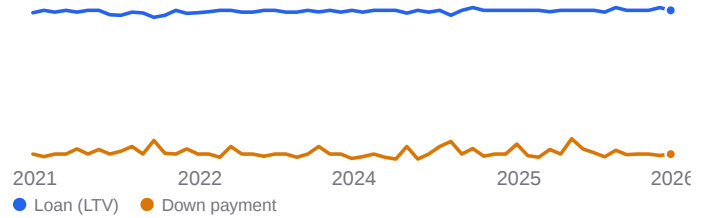


Median annualized return at resale

+3.3%

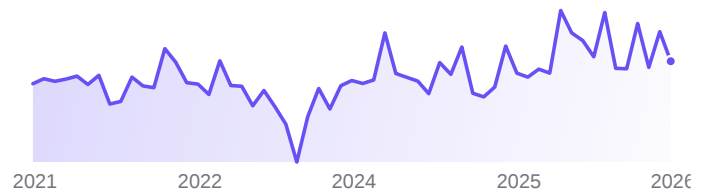


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



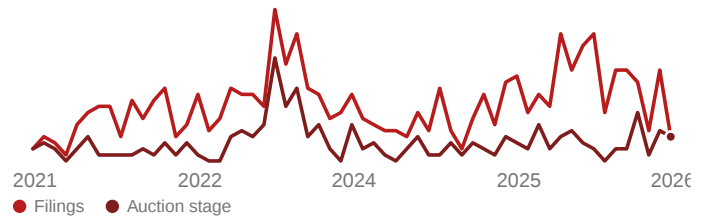
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	10,834
Median value (AVM)	\$328K
Median size	1,540 ft²
Median bedrooms	3
Median year built	2005
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.8%
Owner occupied	81%
Company owned	11%
Median loan-to-value	53%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	18,160
Density	2,584 / mi²
Median household income	\$81K
Average household income	\$109K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	408
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	9.7%
Unemployment	1.2%
Average temp	65°F
Annual precip	51 in
Sunshine	63%

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