

Beech Island

Community · SC · South Carolina · Aiken County

STRONG BUYER'S MARKET

\$201K

MEDIAN SALE PRICE

-18.4%

1-YR CHANGE

179

SALES (12 MO)

\$116K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



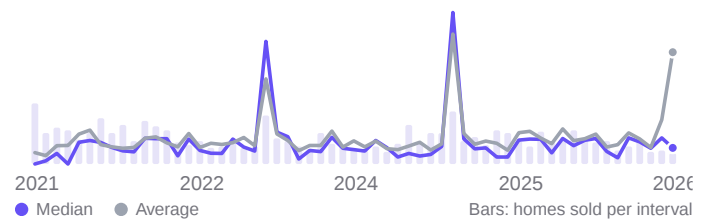
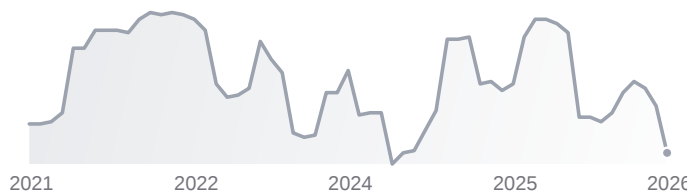
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$173K · Average \$1M

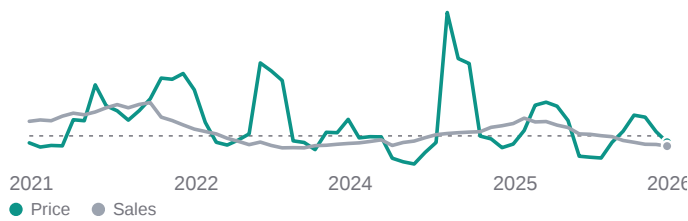


Growth (year over year)

Price -18.4% · Sales -29.5%

Price per square foot

\$108/ft²

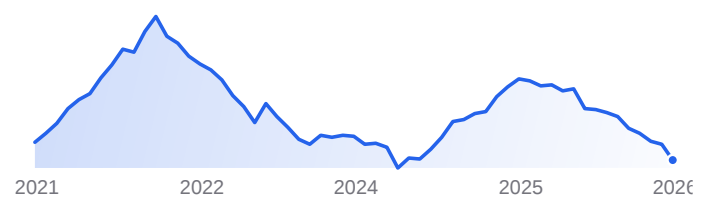
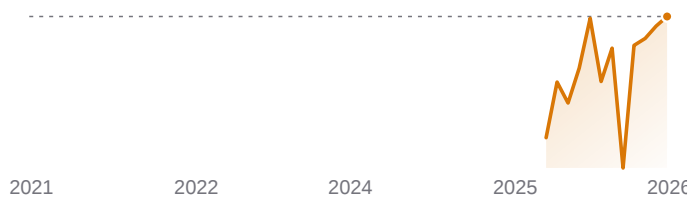


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

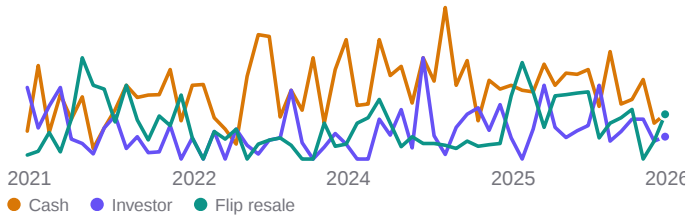
3.2%



BUYERS & OUTCOMES

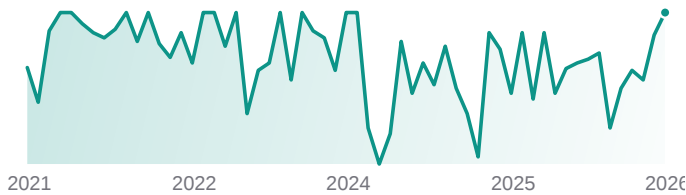
Buyer mix

Cash 25% · Investor 13% · Flip resale 25%



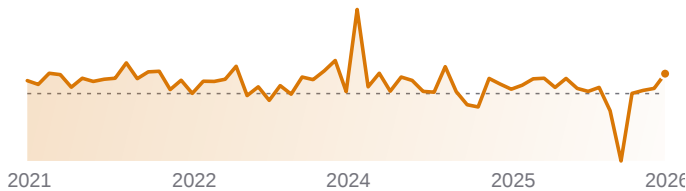
Sellers who sold at a gain

100%

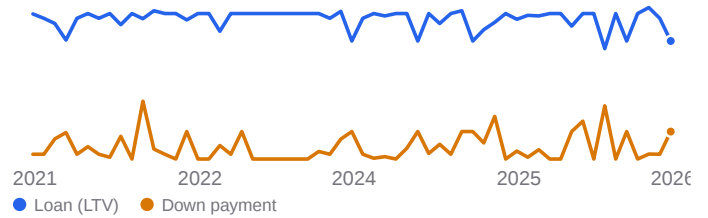


Median annualized return at resale

+12.0%

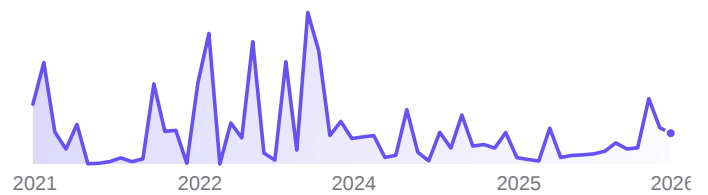


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



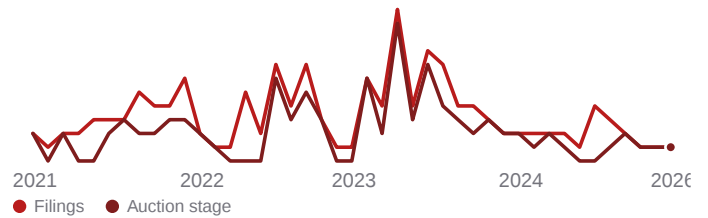
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,591
Median value (AVM)	\$116K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1988
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.5%
Owner occupied	61%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	1,513
Density	308 / mi²
Median household income	\$58K
Average household income	\$71K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	98
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	11.2%
Unemployment	1.3%
Average temp	64°F
Annual precip	48 in
Sunshine	64%

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.