

Seabrook

Community · SC · South Carolina > Beaufort County

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

+36.4%

1-YR CHANGE

37

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



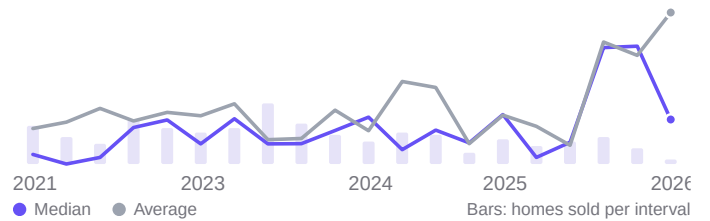
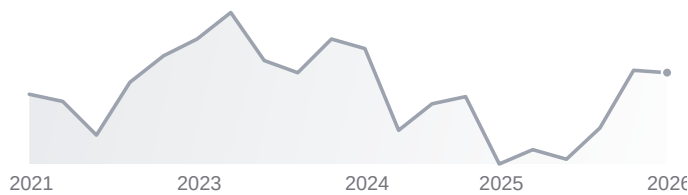
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$385K · Average \$890K

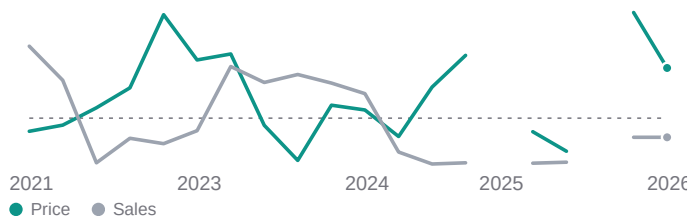


Growth (year over year)

Price +36.4% · Sales -14.0%

Price per square foot

\$217/ft²

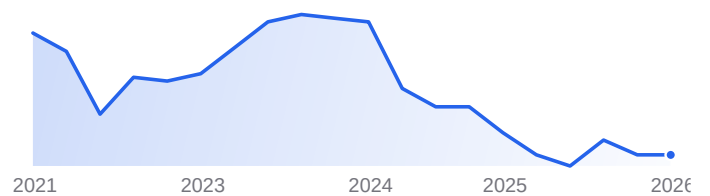
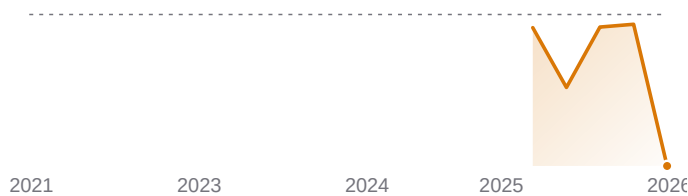


Sale premium vs estimated value

-6.7%

Annual turnover (share of homes sold)

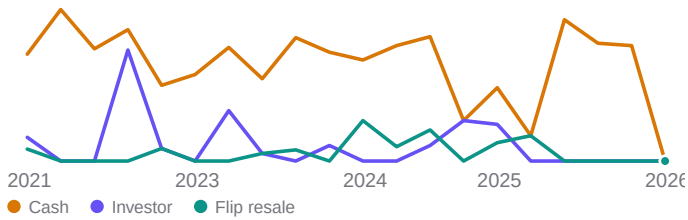
1.6%



BUYERS & OUTCOMES

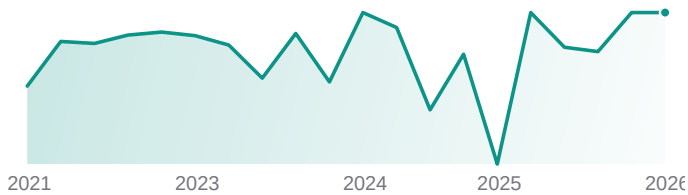
Buyer mix

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



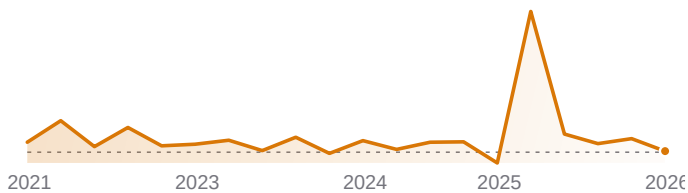
Sellers who sold at a gain

100%

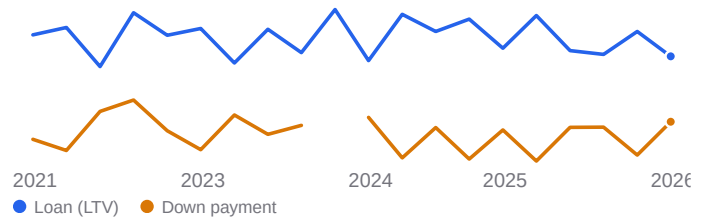


Median annualized return at resale

+0.7%

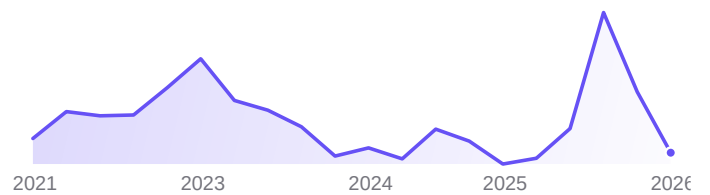


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



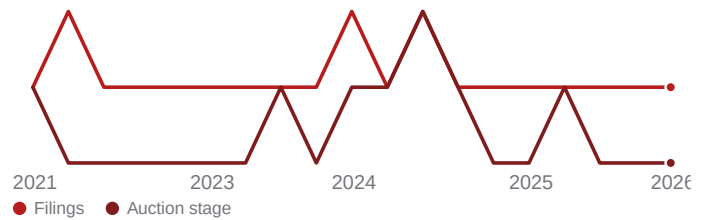
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,337
Median value (AVM)	\$289K
Median size	1,736 ft²
Median bedrooms	3
Median year built	1995
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.8%
Owner occupied	40%
Company owned	8.4%
Median loan-to-value	0%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	1,382
Density	251 / mi²
Median household income	\$51K
Average household income	\$67K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	172
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	20.7%
Unemployment	1.0%
Average temp	66°F
Annual precip	50 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.