

Berkeley County, SC

County · SC · South Carolina

BALANCED MARKET

\$373K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

3,625

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



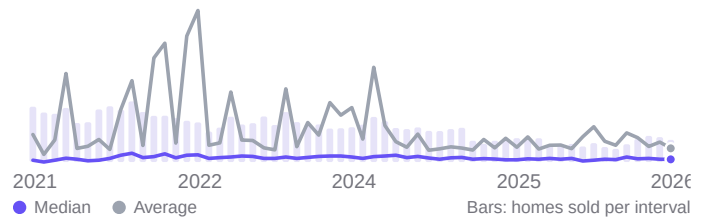
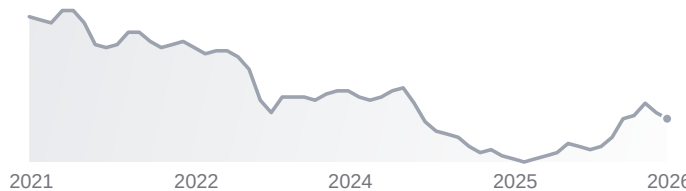
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$369K · Average \$489K

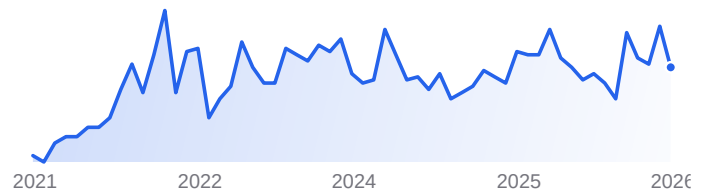
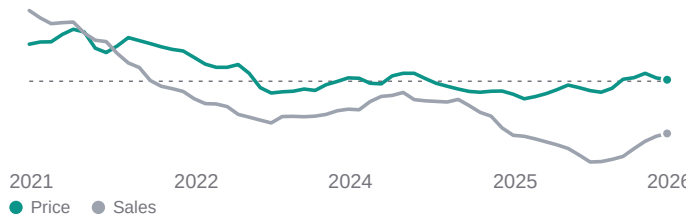


Growth (year over year)

Price +0.8% · Sales -27.7%

Price per square foot

\$203/ft²

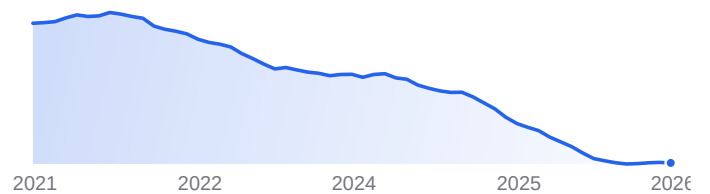
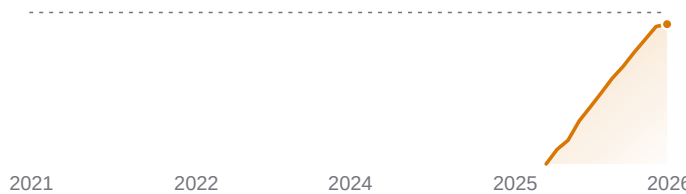


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

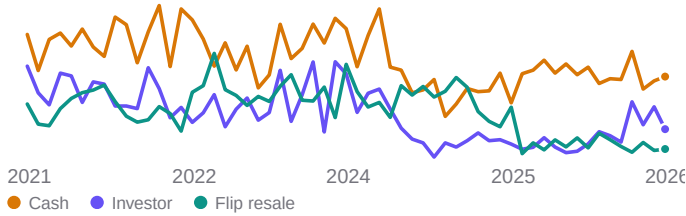
4.4%



BUYERS & OUTCOMES

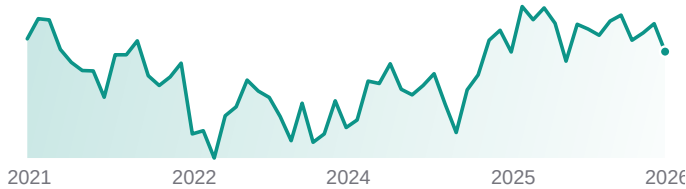
Buyer mix

Cash 23% · Investor 10% · Flip resale 5.4%



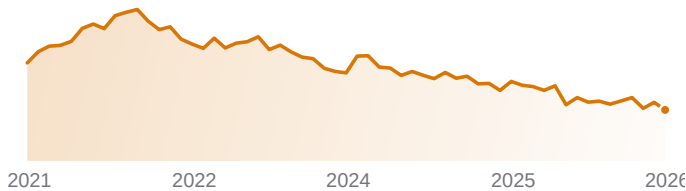
Sellers who sold at a gain

82%

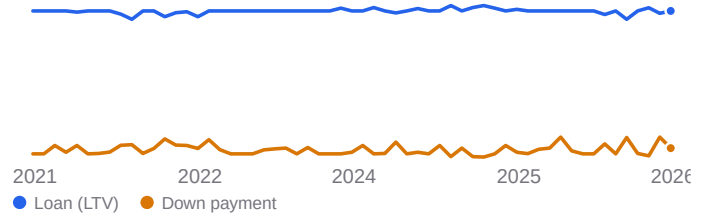


Median annualized return at resale

+4.1%

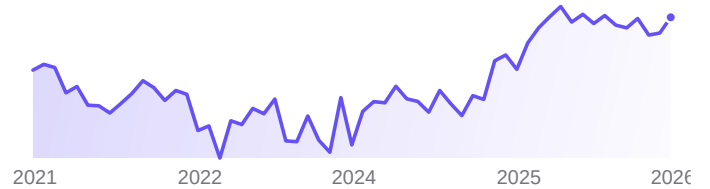


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



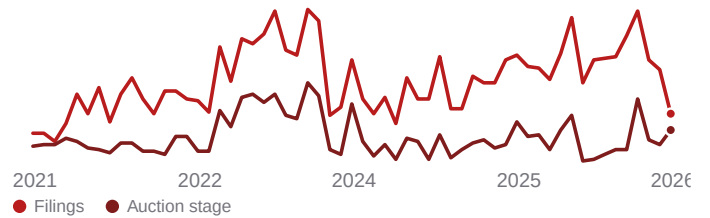
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 32 · Auction stage 22



HOUSING STOCK

Homes	82,054
Median value (AVM)	\$375K
Median size	1,830 ft²
Median bedrooms	3
Median year built	2012
Single family	91%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	13%
Median loan-to-value	50%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	267,768
Density	243 / mi²
Median household income	\$80K
Average household income	\$99K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	403
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	9.3%
Unemployment	1.1%
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.