

Charleston County, SC

County · SC · South Carolina

SELLER'S MARKET

\$643K

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

7,711

SALES (12 MO)

\$622K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

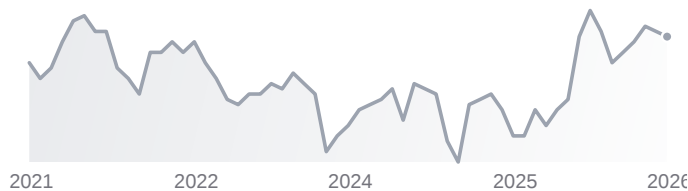
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

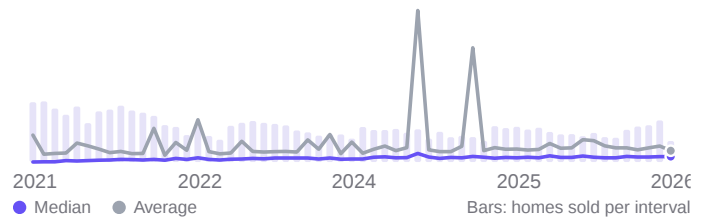
Market temperature (0–100)

71 / 100



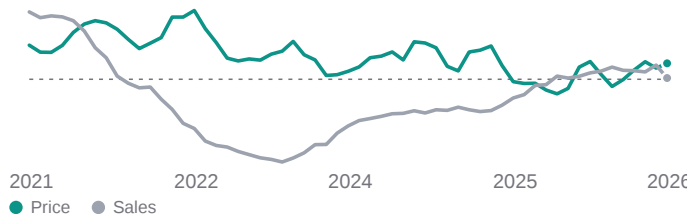
Sale prices

Median \$649K · Average \$895K



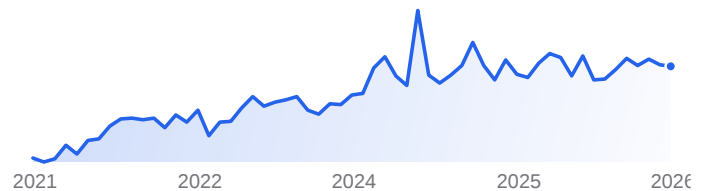
Growth (year over year)

Price +6.4% · Sales +0.5%



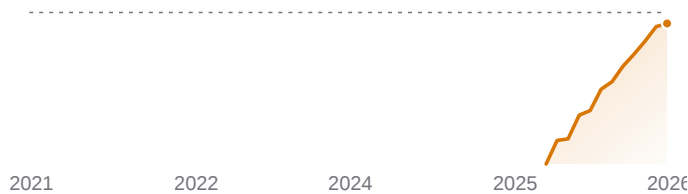
Price per square foot

\$359/ft²



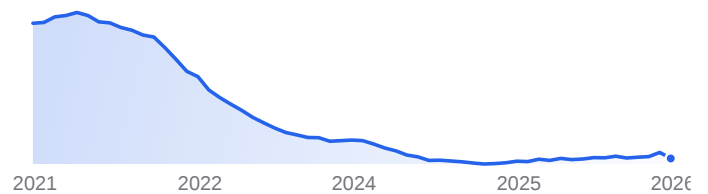
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

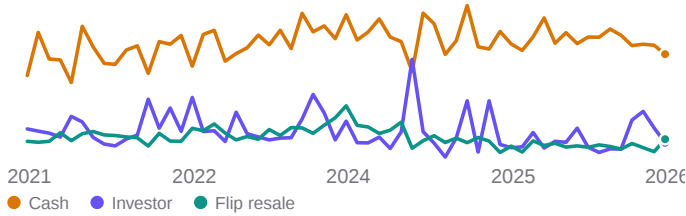
4.8%



BUYERS & OUTCOMES

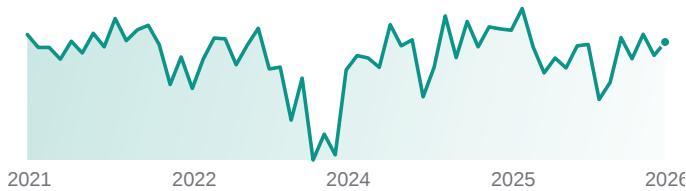
Buyer mix

Cash 28% · Investor 6.8% · Flip resale 7.7%



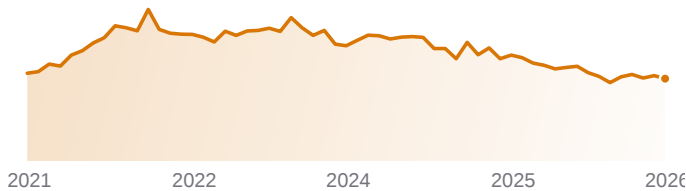
Sellers who sold at a gain

95%

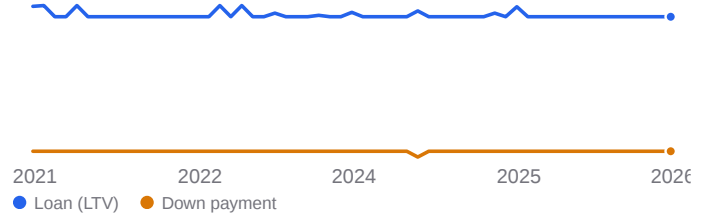


Median annualized return at resale

+7.0%

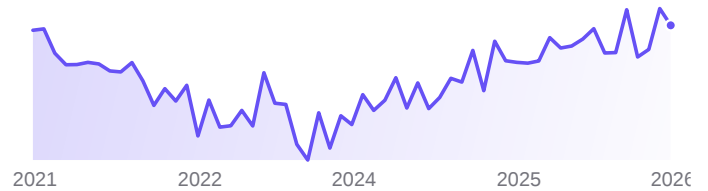


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



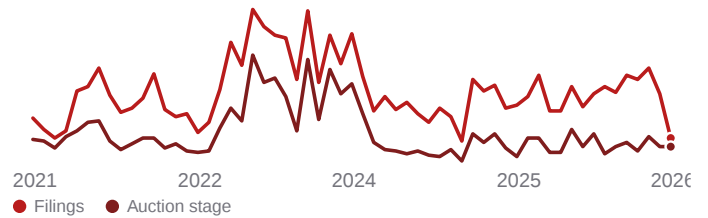
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 20 · Auction stage 14



HOUSING STOCK

Homes	161,131
Median value (AVM)	\$622K
Median size	1,705 ft²
Median bedrooms	3
Median year built	1989
Single family	74%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.0%
Owner occupied	73%
Company owned	19%
Median loan-to-value	36%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	433,466
Density	472 / mi²
Median household income	\$82K
Average household income	\$118K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	345
Homes occupied	87%
Bachelor's or higher	30%
Poverty rate	10.2%
Unemployment	1.0%
Average temp	66°F
Annual precip	49 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.