

Colleton County, SC

County · SC · South Carolina

BUYER'S MARKET

\$255K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

550

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



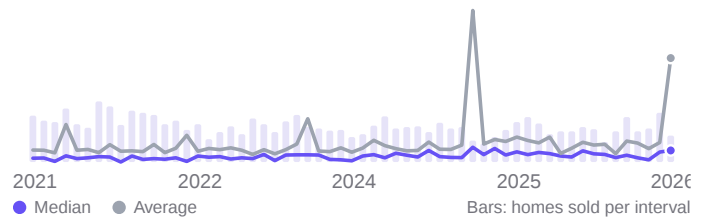
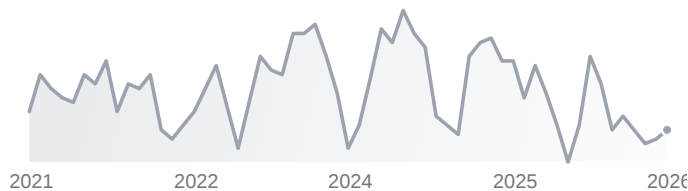
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$300K · Average \$1.4M

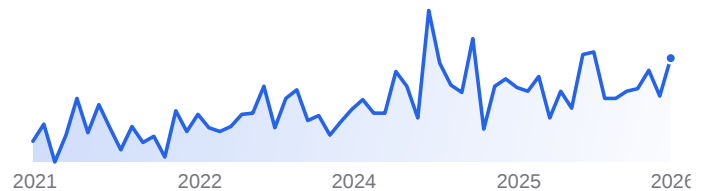
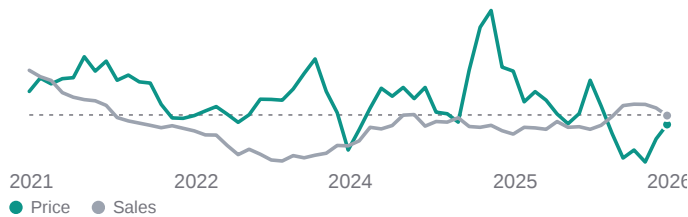


Growth (year over year)

Price -5.1% · Sales -0.4%

Price per square foot

\$195/ft²

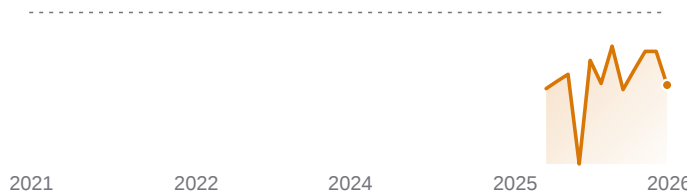


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

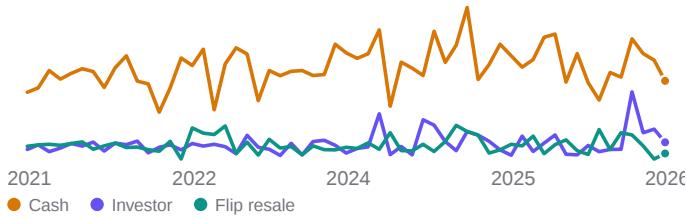
2.3%



BUYERS & OUTCOMES

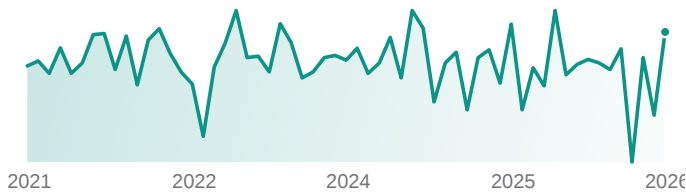
Buyer mix

Cash 38% · Investor 8.1% · Flip resale 2.7%



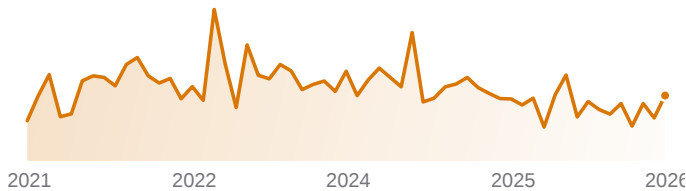
Sellers who sold at a gain

95%

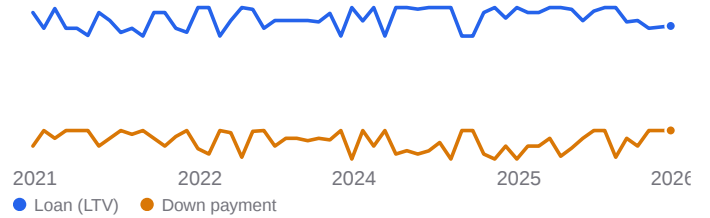


Median annualized return at resale

+9.7%

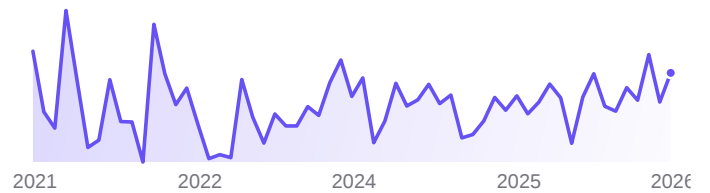


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



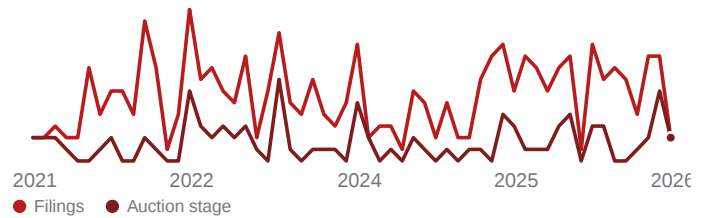
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	23,820
Median value (AVM)	\$224K
Median size	1,396 ft²
Median bedrooms	3
Median year built	1990
Single family	47%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.2%
Owner occupied	62%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	39,498
Density	37 / mi²
Median household income	\$50K
Average household income	\$69K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	264
Homes occupied	81%
Bachelor's or higher	11%
Poverty rate	14.8%
Unemployment	1.1%
Average temp	65°F
Annual precip	50 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.