

Dorchester County, SC

County · SC · South Carolina

BALANCED MARKET

\$375K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

2,823

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



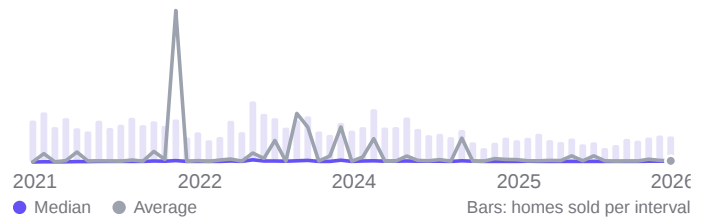
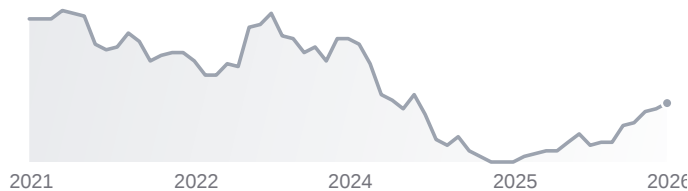
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$375K · Average \$406K

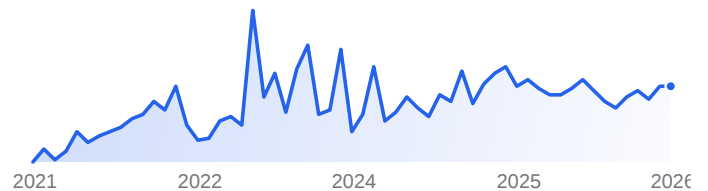
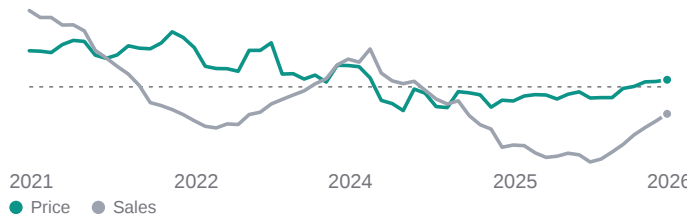


Growth (year over year)

Price +3.6% · Sales -14.1%

Price per square foot

\$194/ft²

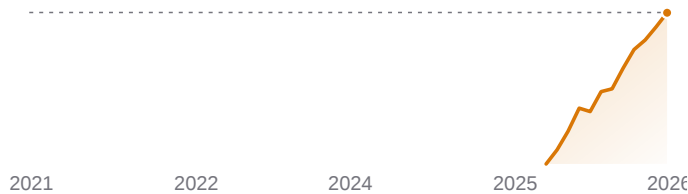


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

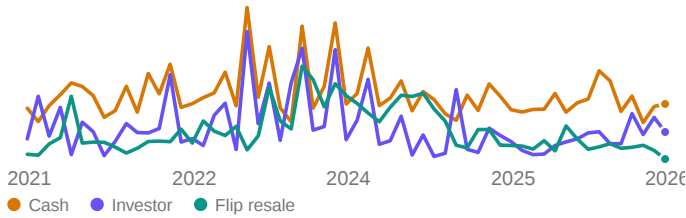
5.1%



BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 14% · Flip resale 4.9%



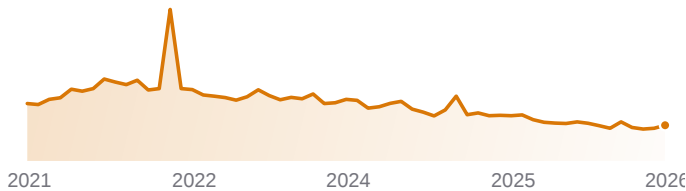
Sellers who sold at a gain

88%

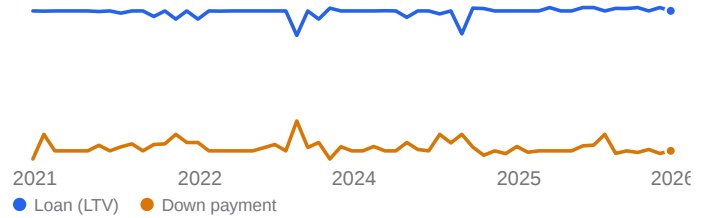


Median annualized return at resale

+4.8%

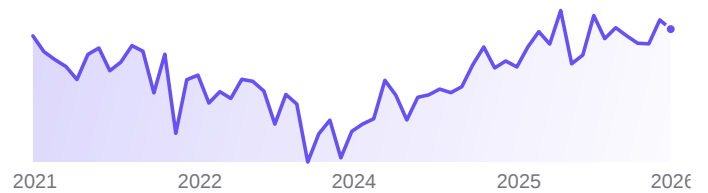


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



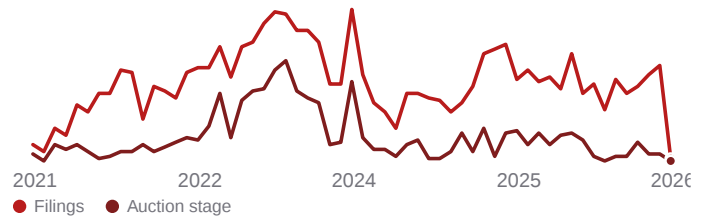
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 4



HOUSING STOCK

Homes	55,758
Median value (AVM)	\$375K
Median size	1,859 ft²
Median bedrooms	3
Median year built	2002
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	11%
Median loan-to-value	52%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	176,486
Density	310 / mi²
Median household income	\$76K
Average household income	\$100K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	393
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	12.3%
Unemployment	1.2%
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.