

Georgetown County, SC

County · SC · South Carolina

SELLER'S MARKET

\$448K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

1,392

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

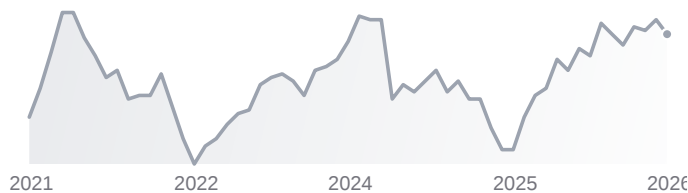
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

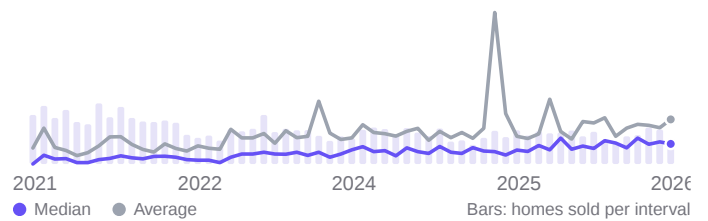
Market temperature (0–100)

67 / 100



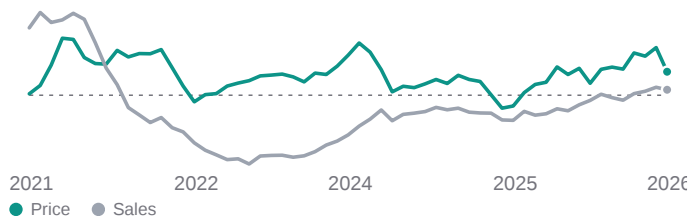
Sale prices

Median \$443K · Average \$643K



Growth (year over year)

Price +11.5% · Sales +2.7%



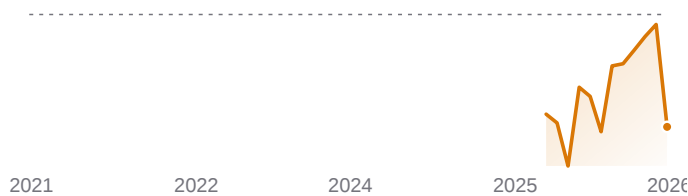
Price per square foot

\$234/ft²



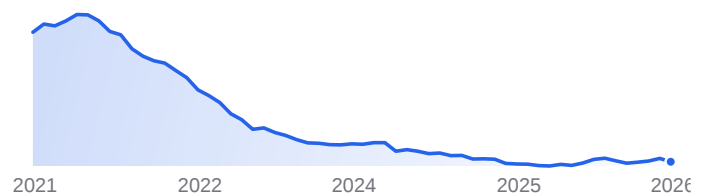
Sale premium vs estimated value

-1.3%



Annual turnover (share of homes sold)

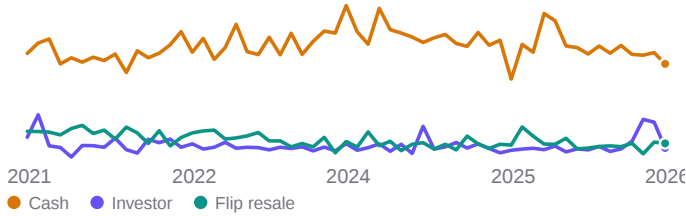
3.7%



BUYERS & OUTCOMES

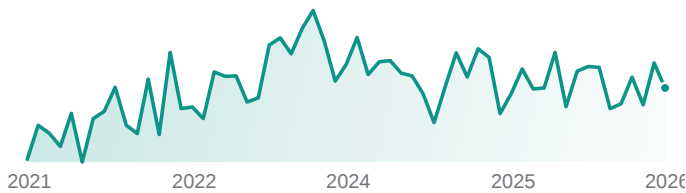
Buyer mix

Cash 41% · Investor 4.0% · Flip resale 6.0%



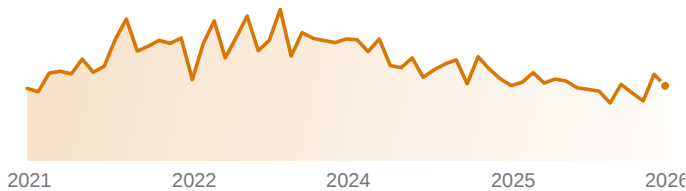
Sellers who sold at a gain

90%

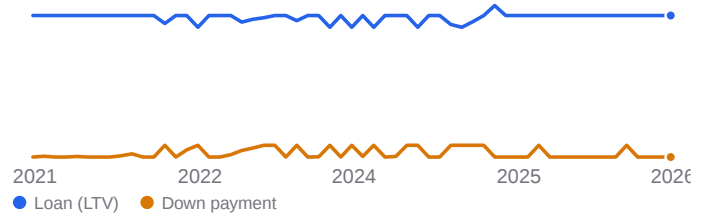


Median annualized return at resale

+6.8%

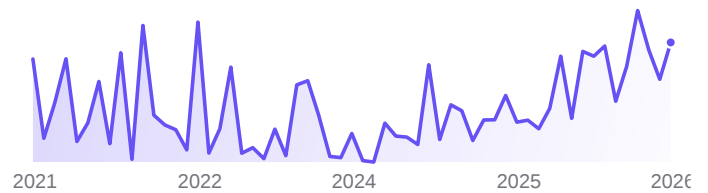


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



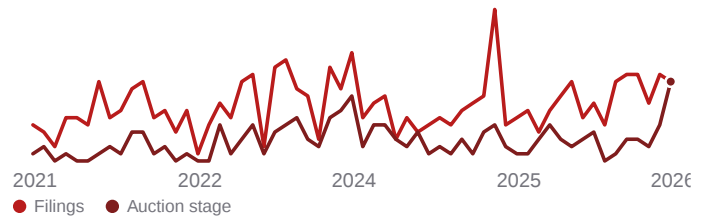
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 11 · Auction stage 11



HOUSING STOCK

Homes	38,135
Median value (AVM)	\$383K
Median size	1,782 ft²
Median bedrooms	3
Median year built	2000
Single family	50%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.8%
Owner occupied	65%
Company owned	12%
Median loan-to-value	30%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	66,745
Density	82 / mi²
Median household income	\$64K
Average household income	\$90K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	291
Homes occupied	76%
Bachelor's or higher	20%
Poverty rate	12.3%
Unemployment	1.0%
Average temp	64°F
Annual precip	54 in
Sunshine	64%

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.