

Charleston 29406

ZIP code · SC · South Carolina > Charleston County > Charleston

BUYER'S MARKET

\$278K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

294

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



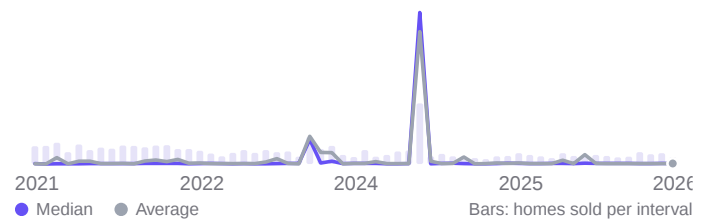
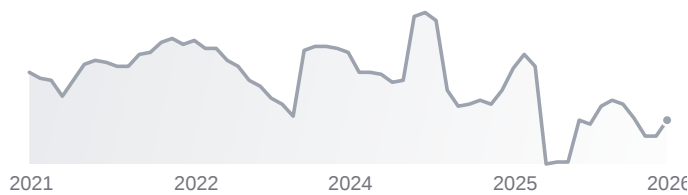
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$275K · Average \$284K

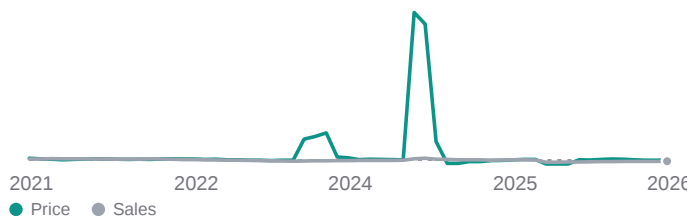


Growth (year over year)

Price -0.2% · Sales -30.8%

Price per square foot

\$209/ft²

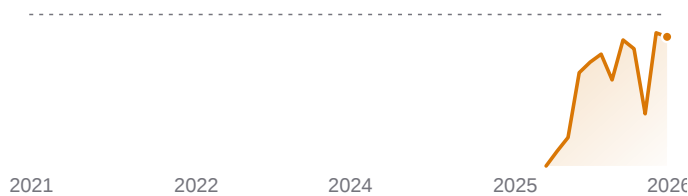


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

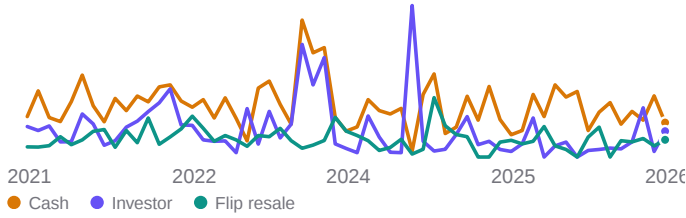
3.3%



BUYERS & OUTCOMES

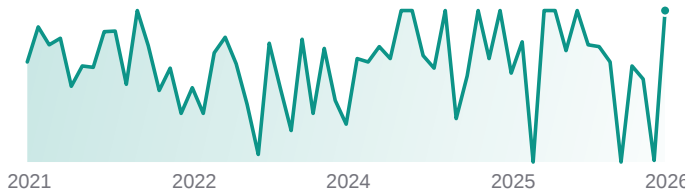
Buyer mix

Cash 20% · Investor 15% · Flip resale 10%



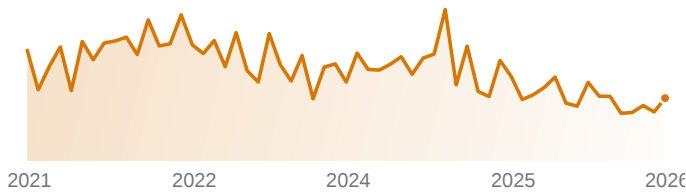
Sellers who sold at a gain

100%

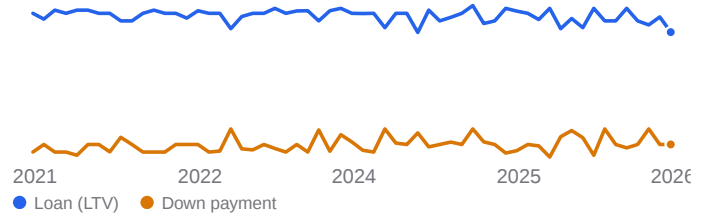


Median annualized return at resale

+5.8%

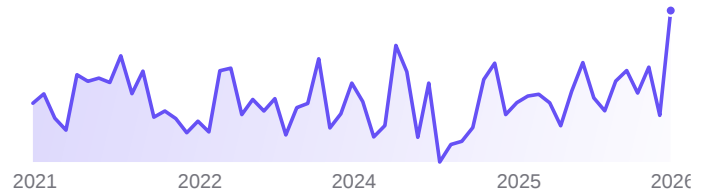


Financing (share of purchase price) Loan (LTV) 83% · Down payment 10%



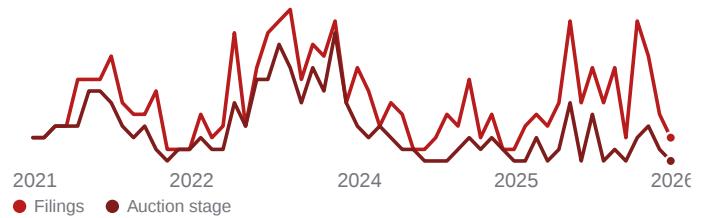
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,933
Median value (AVM)	\$282K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1985
Single family	56%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	65%
Company owned	20%
Median loan-to-value	43%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	34,901
Density	2,244 / mi²
Median household income	\$49K
Average household income	\$68K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	386
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	22.5%
Unemployment	1.0%
Average temp	66°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.