Charleston 29414

BALANCED MARKET

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

$460K	-5.5%	752	$489K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

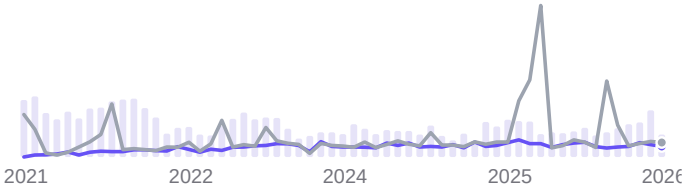
Market temperature — Balanced market · 58 / 100

Buyer's market | Balanced | Seller's market

MARKET TRENDS (5 YEARS)

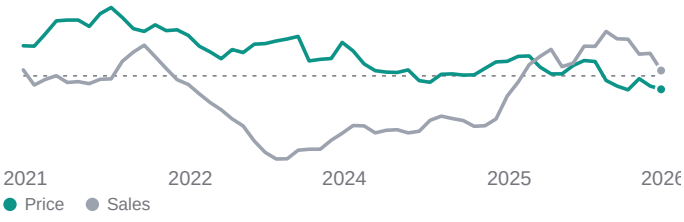
Market temperature (0–100) — 58 / 100

Sale prices — Median $440K · Average $482K



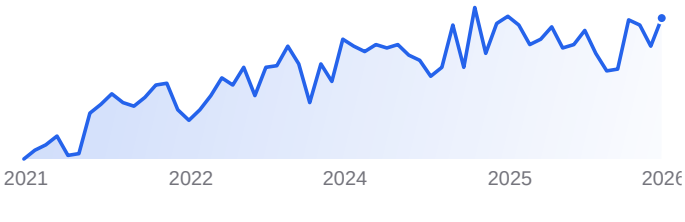
Median · Average — Bars: homes sold per interval

Growth (year over year) — Price -5.5% · Sales +2.2%

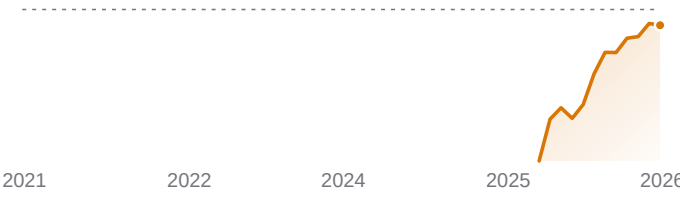


Price · Sales

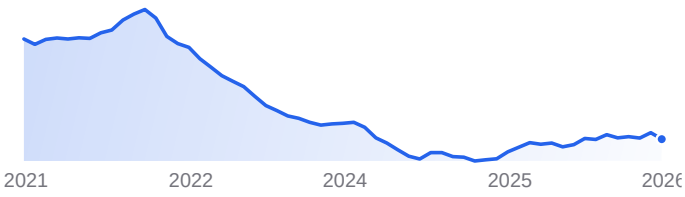
Price per square foot — $268/ft²



Sale premium vs estimated value — -0.3%

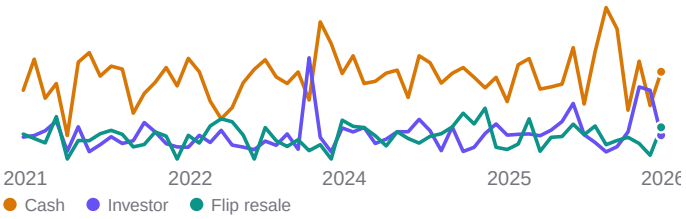


Annual turnover (share of homes sold) — 5.0%

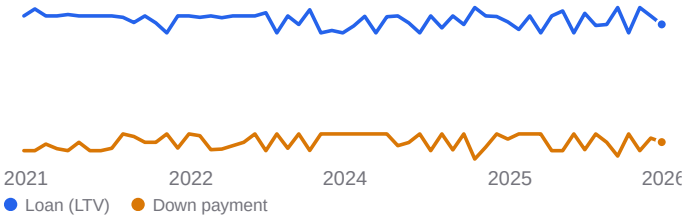


BUYERS & OUTCOMES

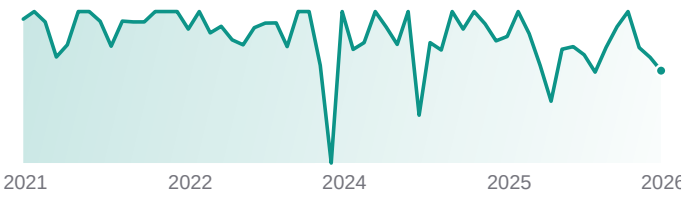
Buyer mix — Cash 22% · Investor 6.0% · Flip resale 8.0%



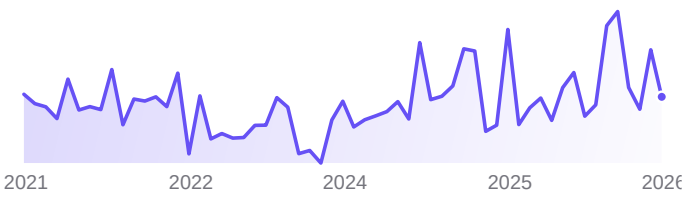
Financing (share of purchase price) — Loan (LTV) 85% · Down payment 15%



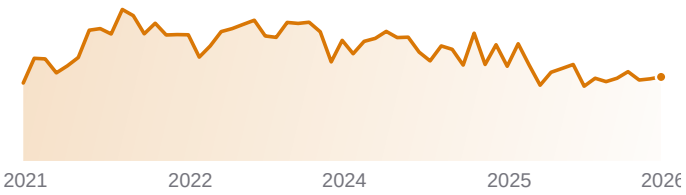
Sellers who sold at a gain — 93%



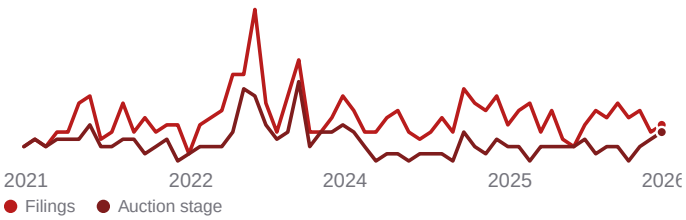
Typical hold before selling — 5.2 yrs



Median annualized return at resale — +6.2%



Preforeclosure filings — Filings 5 · Auction stage 4



HOUSING STOCK

Homes	**15,070**
Median value (AVM)	**$489K**
Median size	**1,836 ft²**
Median bedrooms	**3**
Median year built	**1999**
Single family	**78%**
Condos	**11%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**58%**
Underwater (LTV 125% or more)	**0.6%**
Owner occupied	**87%**
Company owned	**11%**
Median loan-to-value	**46%**

Typical ownership tenure	**8.6 yrs**

COMMUNITY

Population	**45,608**
Density	**1,081 / mi²**
Median household income	**$94K**
Average household income	**$114K**
Crime index (US avg 100)	**73**
Air pollution index (US avg 100)	**84**
Earthquake index (US avg 100)	**368**
Homes occupied	**94%**
Bachelor's or higher	**33%**
Poverty rate	**6.5%**
Unemployment	**1.1%**
Average temp	**66°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.