

Cross 29436

ZIP code · SC · South Carolina > Berkeley County

BALANCED MARKET

\$289K

MEDIAN SALE PRICE

+19.2%

1-YR CHANGE

45

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

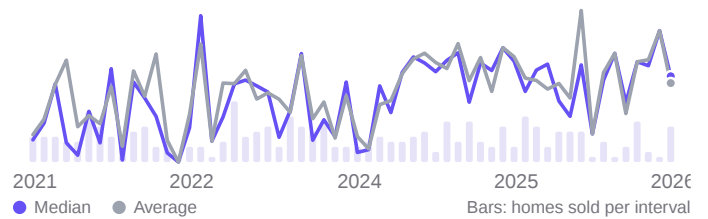
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$240K · Average \$222K

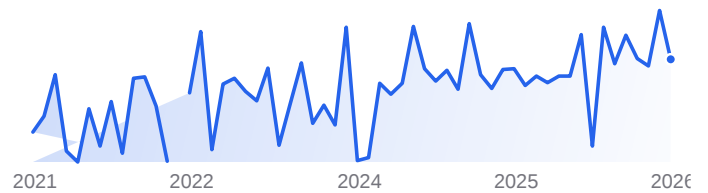
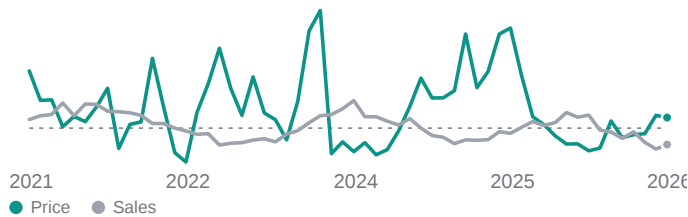


Growth (year over year)

Price +19.2% · Sales -29.7%

Price per square foot

\$160/ft²

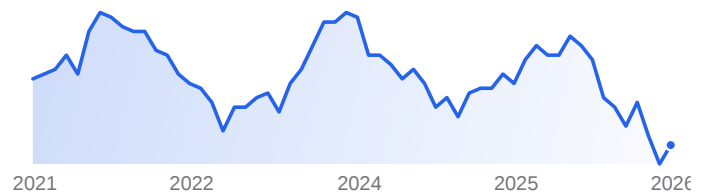


Sale premium vs estimated value

-21.6%

Annual turnover (share of homes sold)

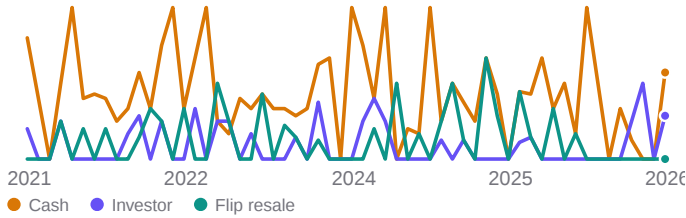
3.1%



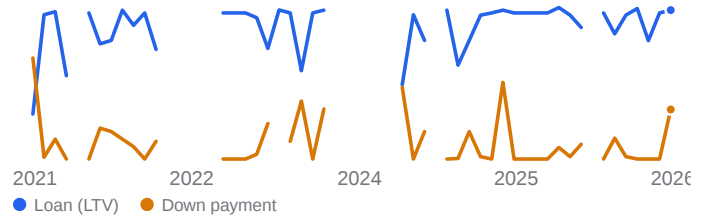
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 29% · Flip resale 0%

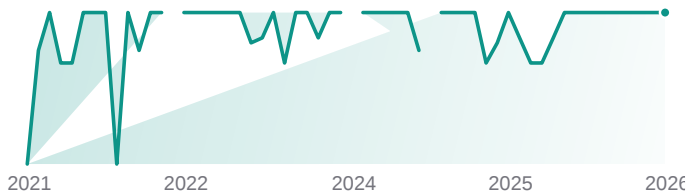


Financing (share of purchase price) Loan (LTV) 100% · Down payment 34%



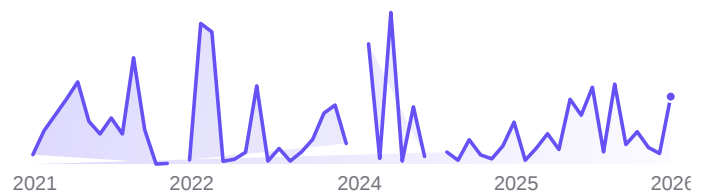
Sellers who sold at a gain

100%



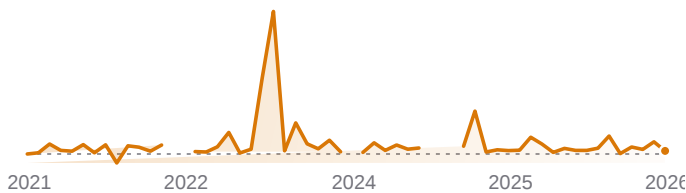
Typical hold before selling

8.3 yrs



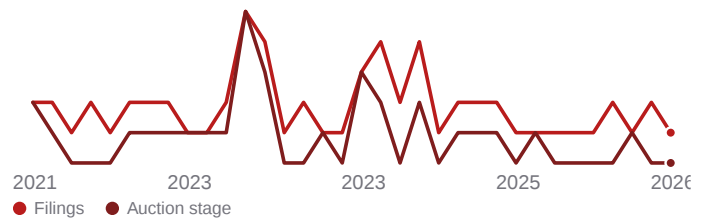
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,453
Median value (AVM)	\$200K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1999
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.0%
Owner occupied	72%
Company owned	8.9%
Median loan-to-value	0%
Typical ownership tenure	25.6 yrs

COMMUNITY

Population	4,407
Density	40 / mi²
Median household income	\$53K
Average household income	\$79K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	394
Homes occupied	82%
Bachelor's or higher	6%
Poverty rate	14.2%
Unemployment	0.8%
Average temp	64°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.