

Goose Creek 29445

ZIP code · SC · South Carolina > Berkeley County > Goose Creek

BALANCED MARKET

\$312K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

753

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



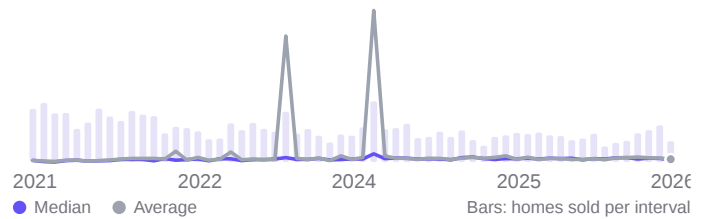
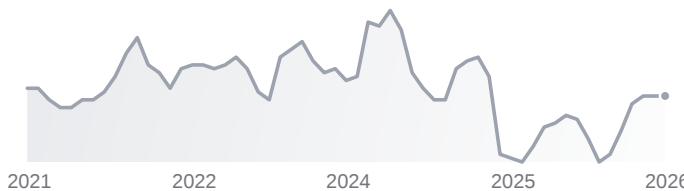
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$290K · Average \$303K

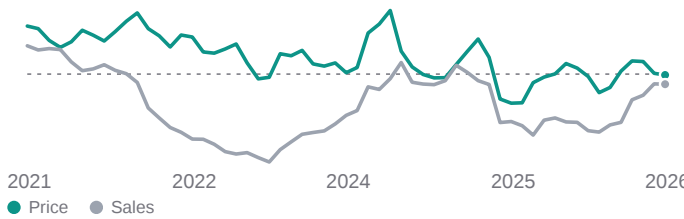


Growth (year over year)

Price -0.3% · Sales -4.0%

Price per square foot

\$192/ft²

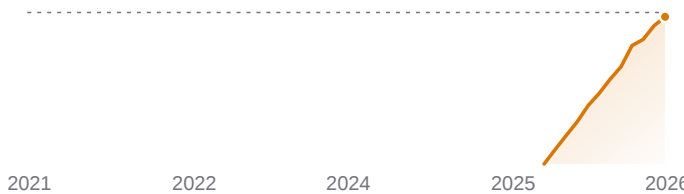


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

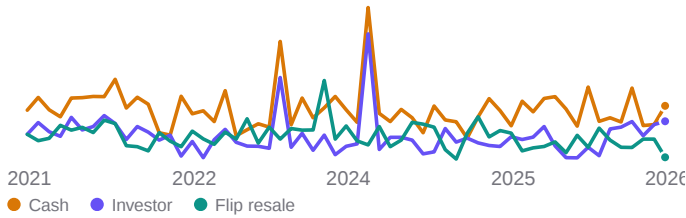
4.2%



BUYERS & OUTCOMES

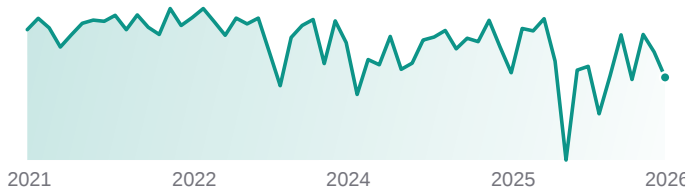
Buyer mix

Cash 21% · Investor 15% · Flip resale 1.9%



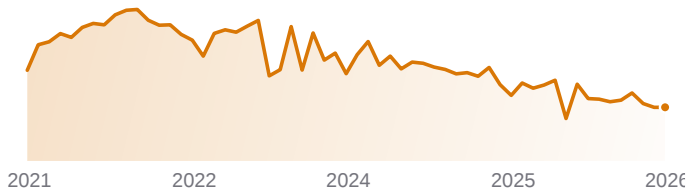
Sellers who sold at a gain

88%

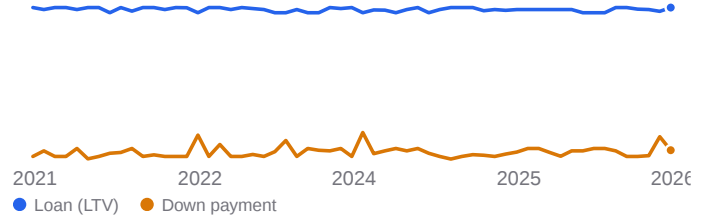


Median annualized return at resale

+4.1%

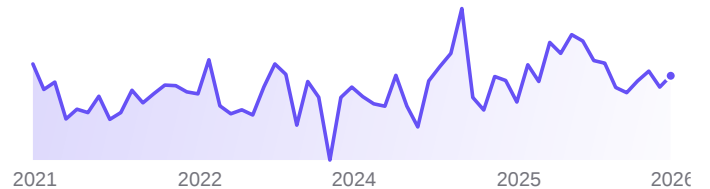


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.9%



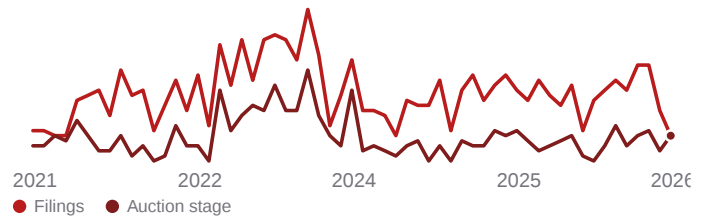
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	18,048
Median value (AVM)	\$329K
Median size	1,528 ft²
Median bedrooms	3
Median year built	2004
Single family	94%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	10%
Median loan-to-value	48%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	74,118
Density	1,077 / mi²
Median household income	\$84K
Average household income	\$98K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	405
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	7.3%
Unemployment	1.1%
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.