

Huger 29450

ZIP code · SC · South Carolina > Berkeley County

BUYER'S MARKET

\$615K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

66

SALES (12 MO)

\$584K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



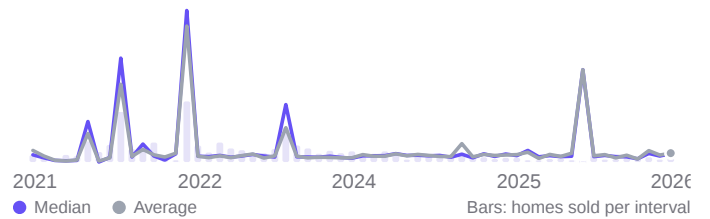
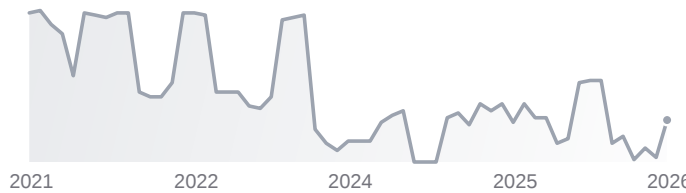
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$650K · Average \$674K

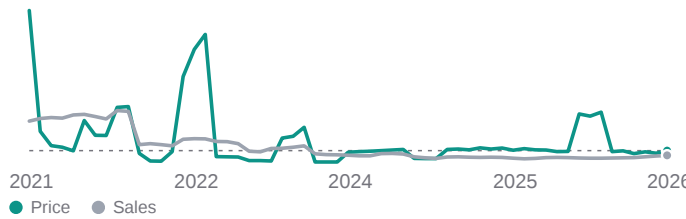


Growth (year over year)

Price -0.1% · Sales -34.7%

Price per square foot

\$252/ft²

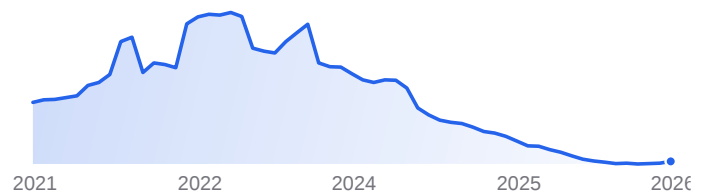


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

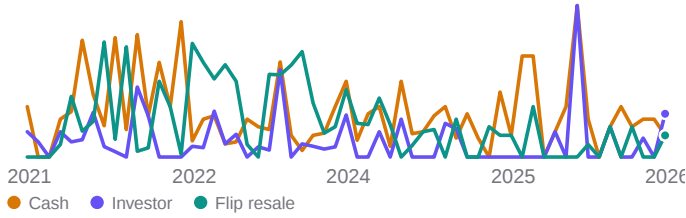
4.2%



BUYERS & OUTCOMES

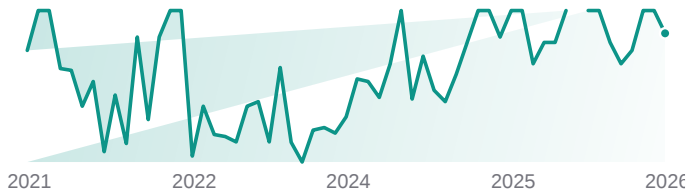
Buyer mix

Cash 14% · Investor 29% · Flip resale 14%



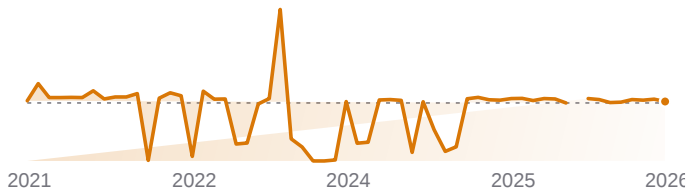
Sellers who sold at a gain

86%

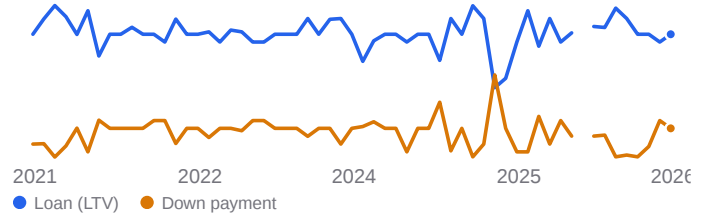


Median annualized return at resale

+2.3%

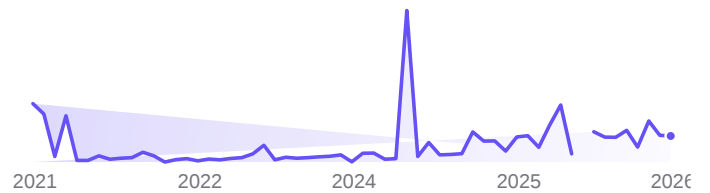


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



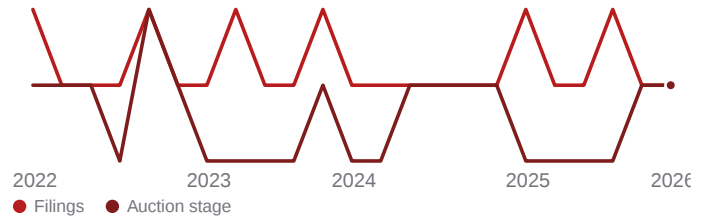
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,562
Median value (AVM)	\$584K
Median size	2,042 ft²
Median bedrooms	3
Median year built	2019
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	12%
Median loan-to-value	45%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	3,824
Density	29 / mi²
Median household income	\$51K
Average household income	\$78K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	379
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	12.8%
Unemployment	0.9%
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.