

Mc Clellanville 29458

ZIP code · SC · South Carolina > Charleston County

BALANCED MARKET

\$443K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

47

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



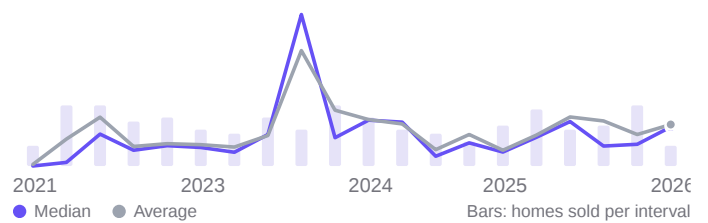
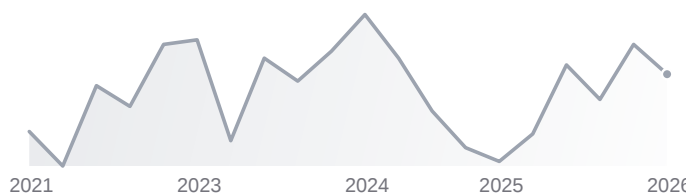
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$639K · Average \$670K

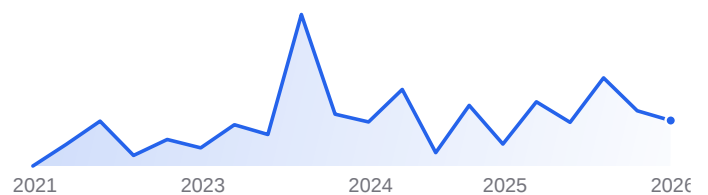
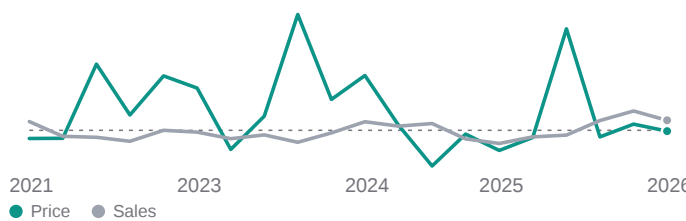


Growth (year over year)

Price -2.0% · Sales +23.7%

Price per square foot

\$287/ft²

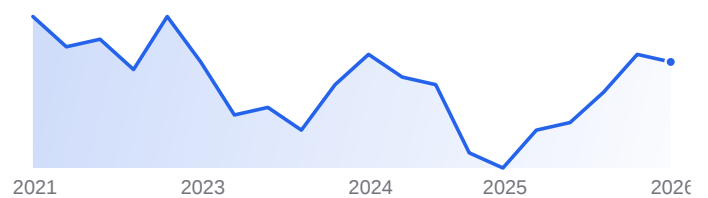
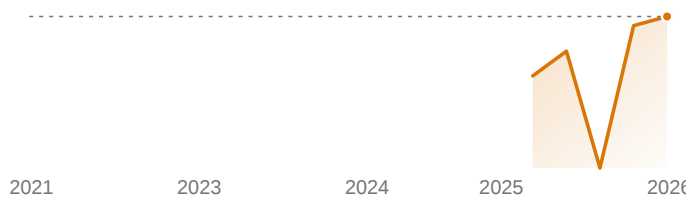


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

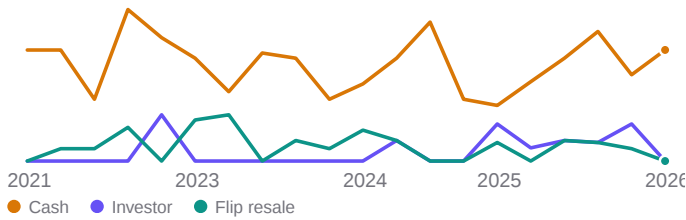
3.2%



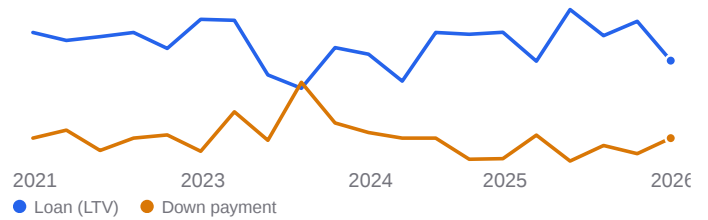
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

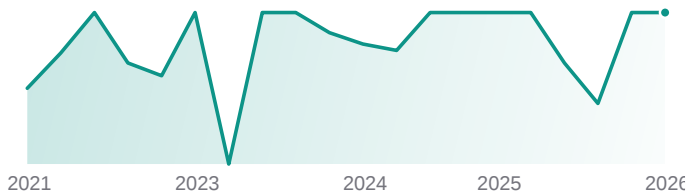


Financing (share of purchase price) Loan (LTV) 64% · Down payment 20%



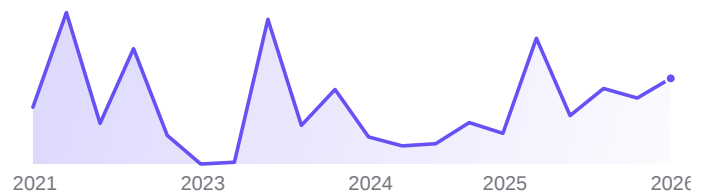
Sellers who sold at a gain

100%



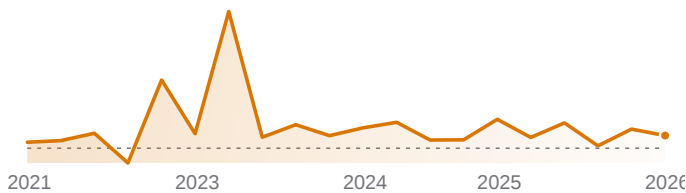
Typical hold before selling

5.7 yrs



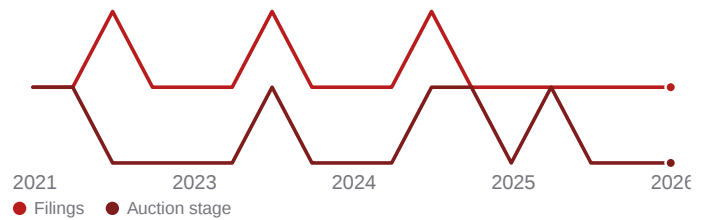
Median annualized return at resale

+10.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,465
Median value (AVM)	\$488K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1989
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.9%
Owner occupied	63%
Company owned	12%
Median loan-to-value	4%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	3,058
Density	15 / mi²
Median household income	\$53K
Average household income	\$81K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	311
Homes occupied	84%
Bachelor's or higher	22%
Poverty rate	21.5%
Unemployment	0.7%
Average temp	65°F
Annual precip	53 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.