

Smoaks 29481

ZIP code · SC · South Carolina > Colleton County > Smoaks

SELLER'S MARKET

\$67K

MEDIAN SALE PRICE

-86.3%

1-YR CHANGE

10

SALES (12 MO)

\$106K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

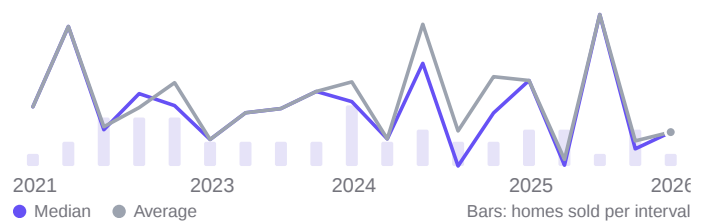
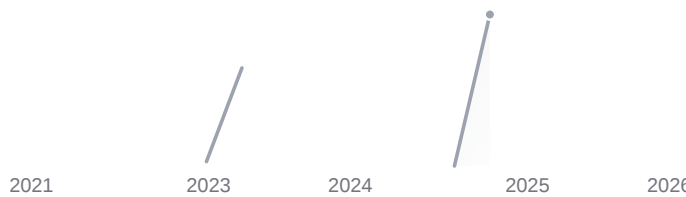
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$119K · Average \$119K

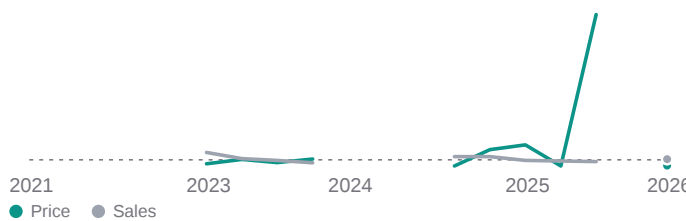


Growth (year over year)

Price -86.3% · Sales +11.1%

Price per square foot

\$123/ft²



Sale premium vs estimated value

+53.8%

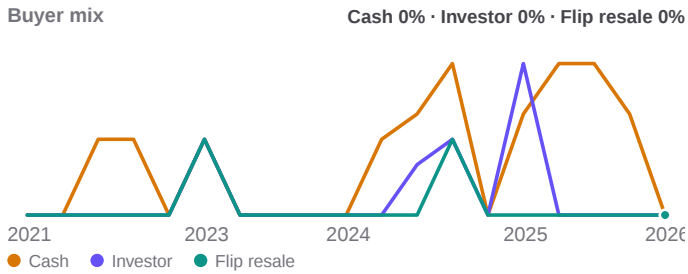
Annual turnover (share of homes sold)

0.9%



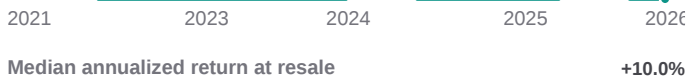
BUYERS & OUTCOMES

Buyer mix



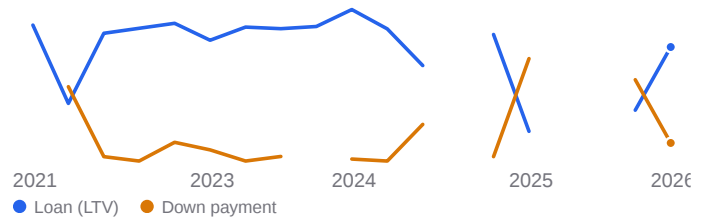
Sellers who sold at a gain

100%



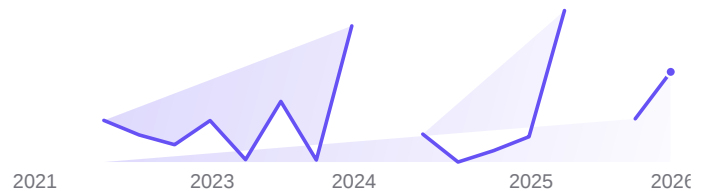
Median annualized return at resale

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



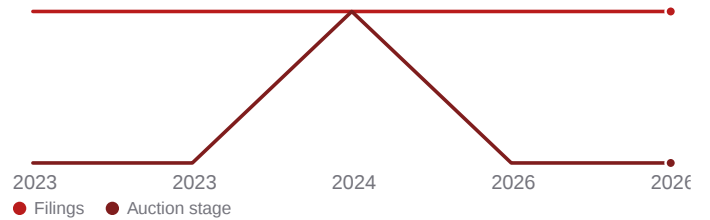
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,083
Median value (AVM)	\$106K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1988
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	3.1%
Owner occupied	68%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	1,676
Density	19 / mi²
Median household income	\$48K
Average household income	\$64K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	252
Homes occupied	88%
Bachelor's or higher	5%
Poverty rate	18.1%
Unemployment	1.1%
Average temp	65°F
Annual precip	48 in
Sunshine	63%

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