

Sullivans Island 29482

ZIP code · SC · South Carolina > Charleston County

SELLER'S MARKET

\$4.2M

MEDIAN SALE PRICE

+32.1%

1-YR CHANGE

37

SALES (12 MO)

\$4.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

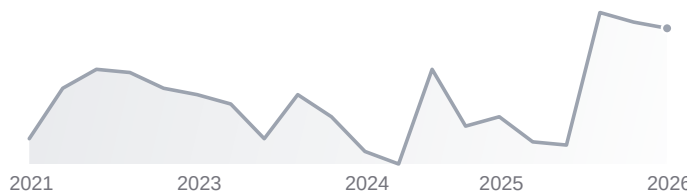
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

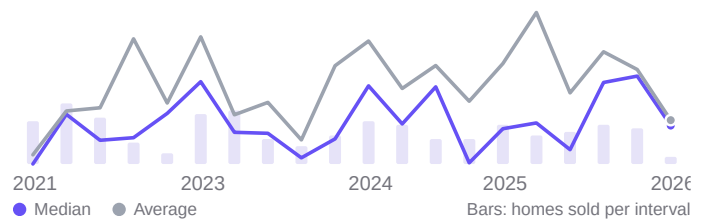
Market temperature (0–100)

73 / 100



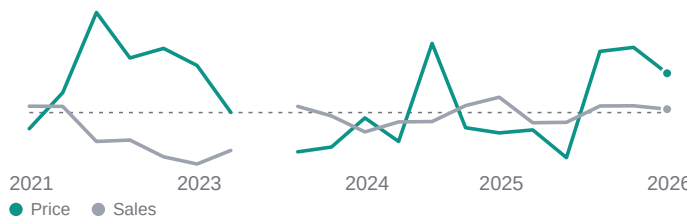
Sale prices

Median \$3.4M · Average \$3.5M



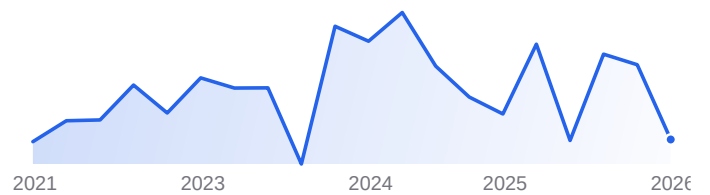
Growth (year over year)

Price +32.1% · Sales +2.8%



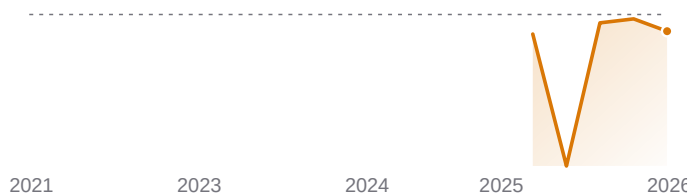
Price per square foot

\$1025/ft²



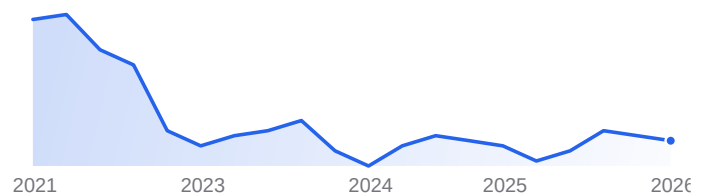
Sale premium vs estimated value

-5.1%



Annual turnover (share of homes sold)

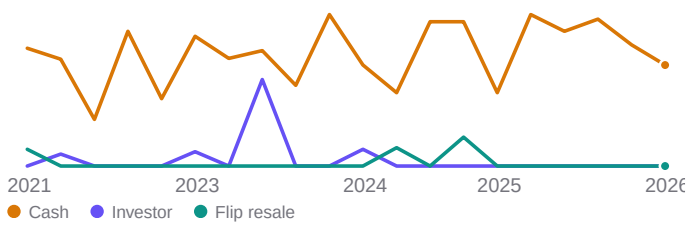
3.7%



BUYERS & OUTCOMES

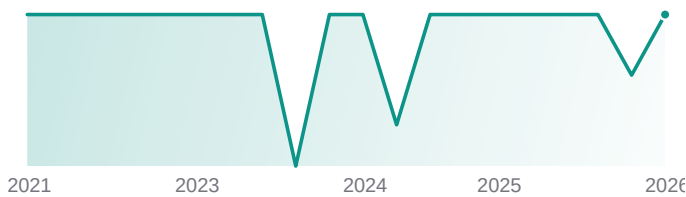
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



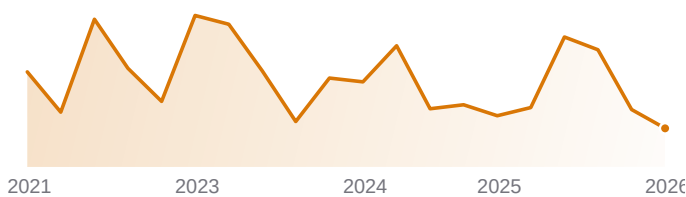
Sellers who sold at a gain

100%

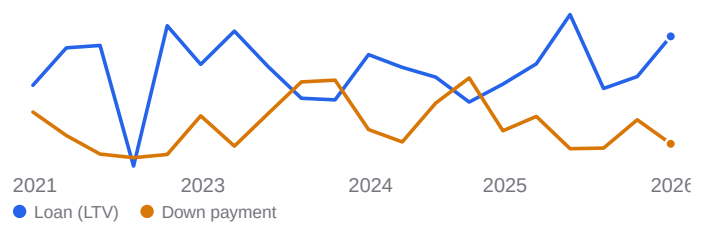


Median annualized return at resale

+6.9%

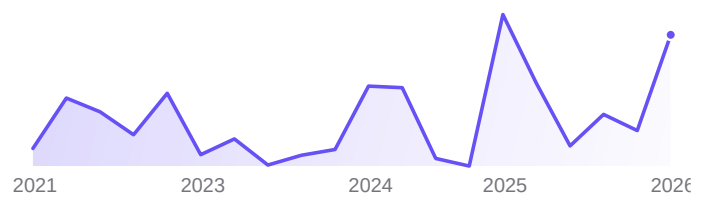


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



Typical hold before selling

11.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,004
Median value (AVM)	\$4.1M
Median size	2,830 ft²
Median bedrooms	4
Median year built	1974
Single family	92%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	2.3%
Owner occupied	62%
Company owned	36%
Median loan-to-value	19%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	976
Density	254 / mi²
Median household income	\$176K
Average household income	\$302K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	305
Homes occupied	74%
Bachelor's or higher	40%
Poverty rate	8.4%
Unemployment	1.1%
Average temp	66°F
Annual precip	49 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.