

Summerville 29486

ZIP code · SC · South Carolina > Berkeley County > Summerville

BUYER'S MARKET

\$409K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

1,030

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



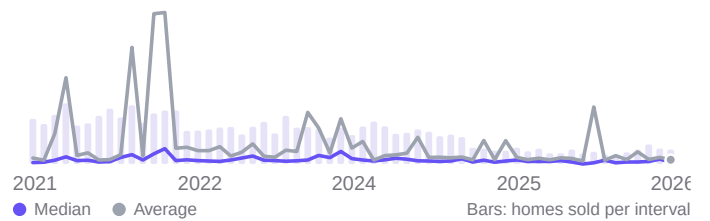
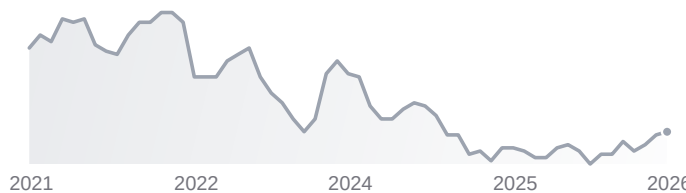
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$393K · Average \$424K

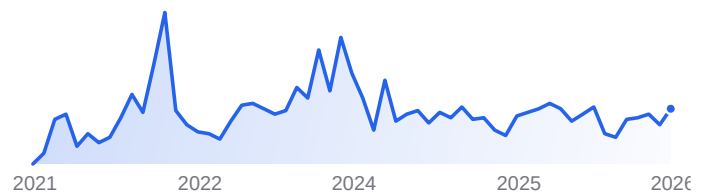
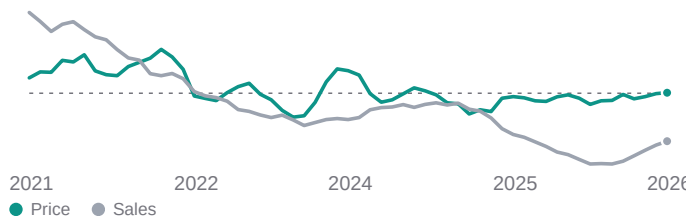


Growth (year over year)

Price +0.5% · Sales -40.2%

Price per square foot

\$201/ft²

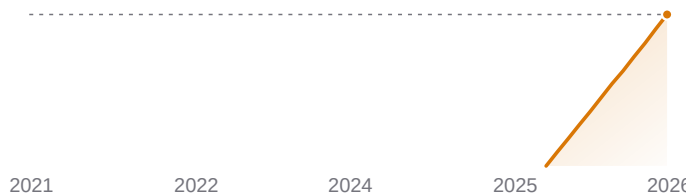


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

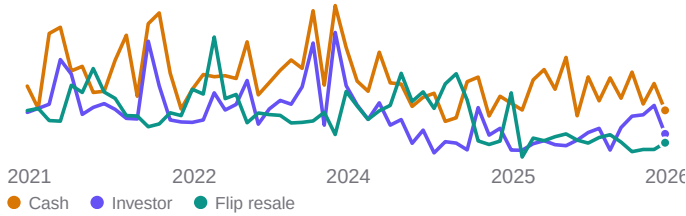
5.0%



BUYERS & OUTCOMES

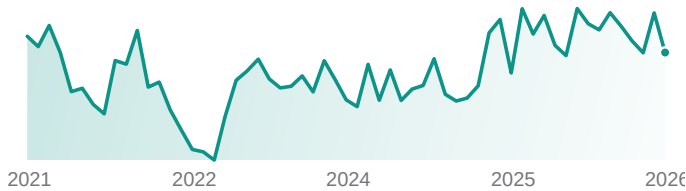
Buyer mix

Cash 17% · Investor 9.2% · Flip resale 6.1%



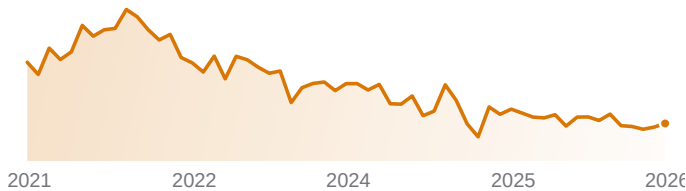
Sellers who sold at a gain

73%

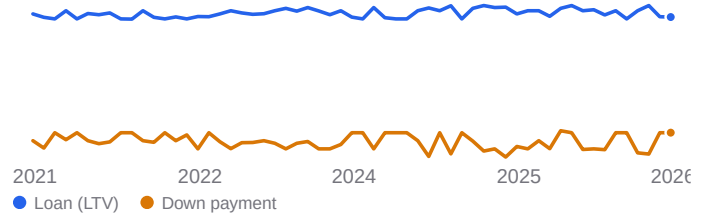


Median annualized return at resale

+3.3%

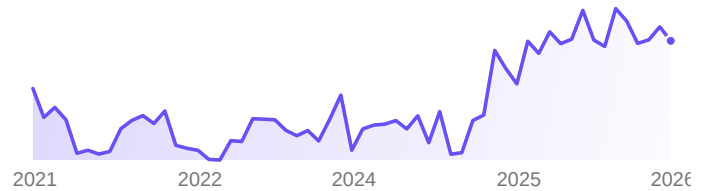


Financing (share of purchase price) Loan (LTV) 91% · Down payment 20%



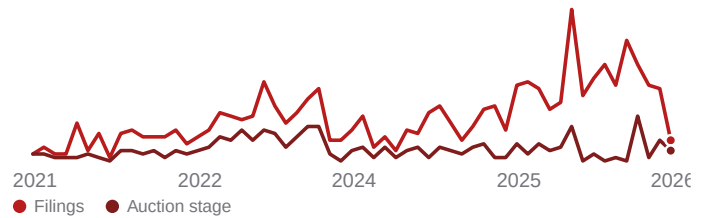
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	20,594
Median value (AVM)	\$409K
Median size	2,093 ft²
Median bedrooms	3
Median year built	2019
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.1%
Owner occupied	88%
Company owned	14%
Median loan-to-value	62%
Typical ownership tenure	5.3 yrs

COMMUNITY

Population	43,684
Density	722 / mi²
Median household income	\$78K
Average household income	\$93K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	412
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	13.0%
Unemployment	1.1%
Average temp	64°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.