

Wadmalaw Island 29487

ZIP code · SC · South Carolina > Charleston County

BUYER'S MARKET

\$886K

MEDIAN SALE PRICE

-33.7%

1-YR CHANGE

26

SALES (12 MO)

\$840K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



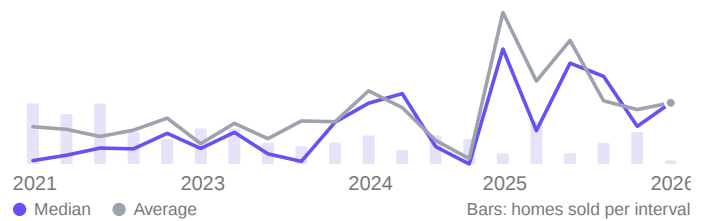
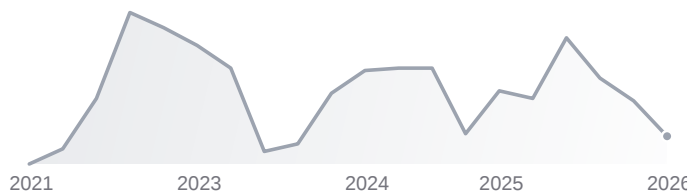
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$1.2M · Average \$1.2M

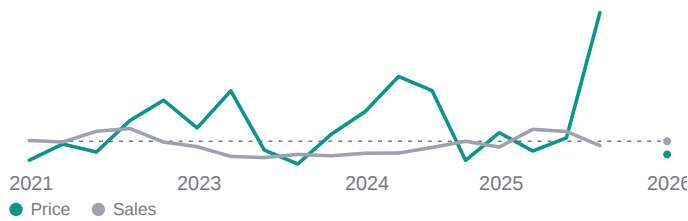


Growth (year over year)

Price -33.7% · Sales +0.0%

Price per square foot

\$775/ft²

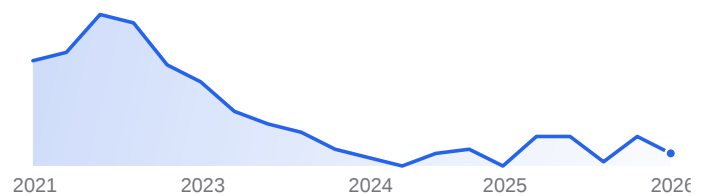
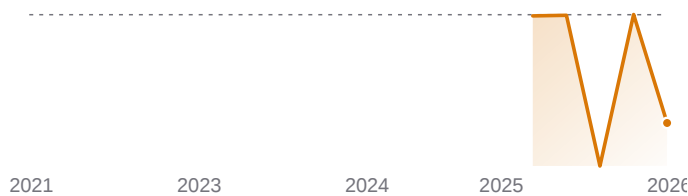


Sale premium vs estimated value

-7.8%

Annual turnover (share of homes sold)

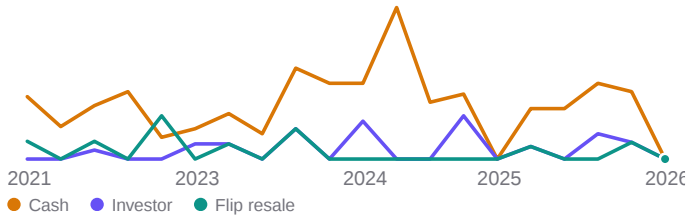
1.8%



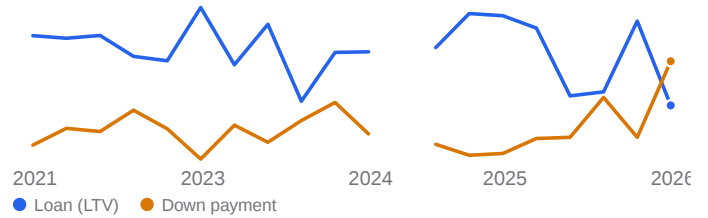
BUYERS & OUTCOMES

Buyer mix

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

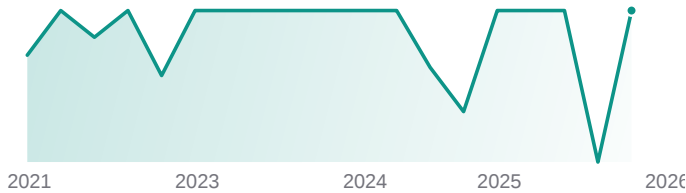


Financing (share of purchase price) Loan (LTV) 38% · Down payment 62%



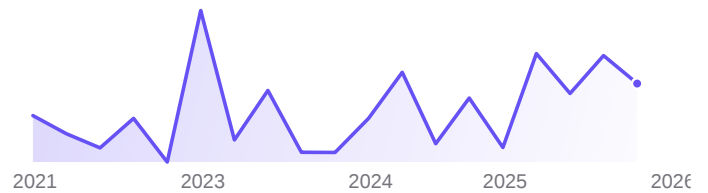
Sellers who sold at a gain

100%



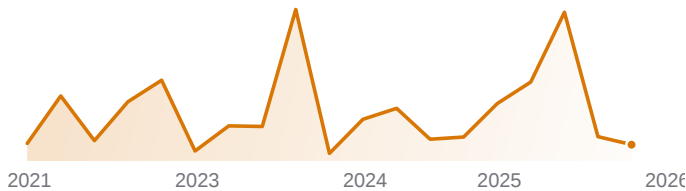
Typical hold before selling

7.0 yrs



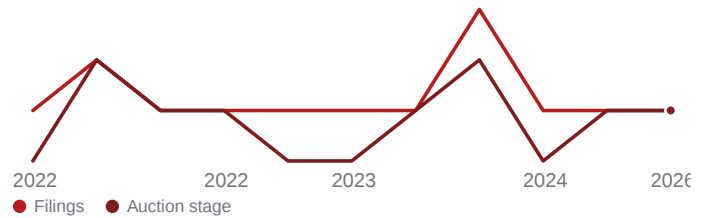
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,475
Median value (AVM)	\$840K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1992
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.8%
Owner occupied	70%
Company owned	15%
Median loan-to-value	12%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	2,992
Density	59 / mi²
Median household income	\$85K
Average household income	\$109K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	278
Homes occupied	86%
Bachelor's or higher	19%
Poverty rate	14.8%
Unemployment	1.1%
Average temp	66°F
Annual precip	50 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.