

Pawleys Island 29585

ZIP code · SC · South Carolina > Georgetown County > Pawleys Island

SELLER'S MARKET

\$508K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

630

SALES (12 MO)

\$515K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



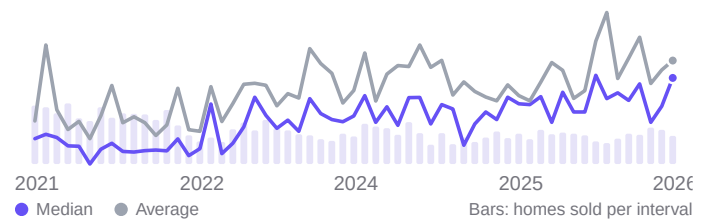
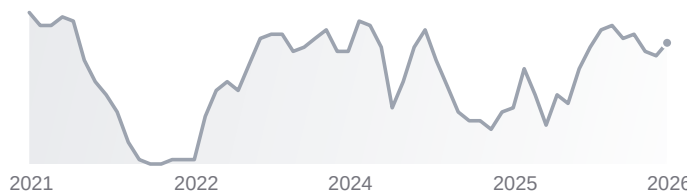
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$590K · Average \$648K

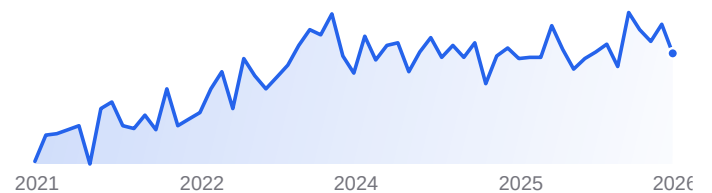
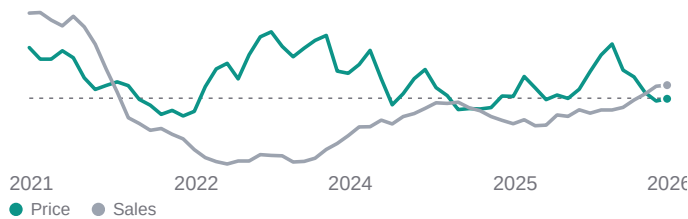


Growth (year over year)

Price -0.3% · Sales +7.3%

Price per square foot

\$277/ft²

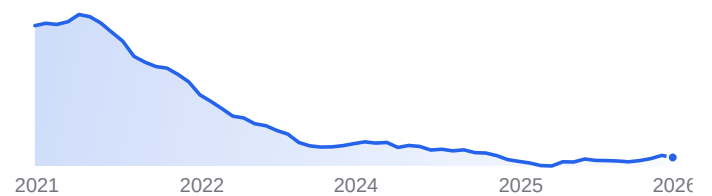
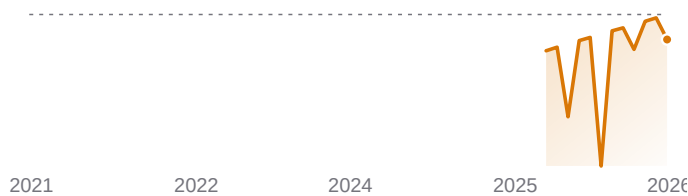


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

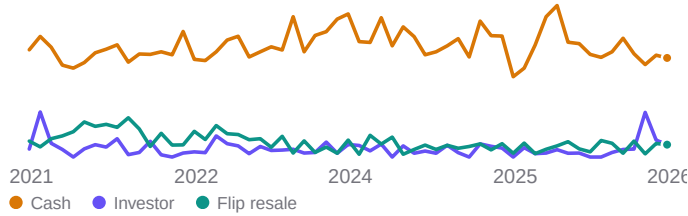
5.2%



BUYERS & OUTCOMES

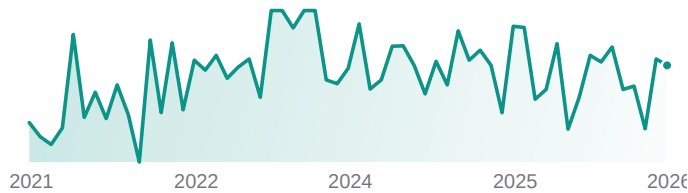
Buyer mix

Cash 47% · Investor 5.9% · Flip resale 5.9%



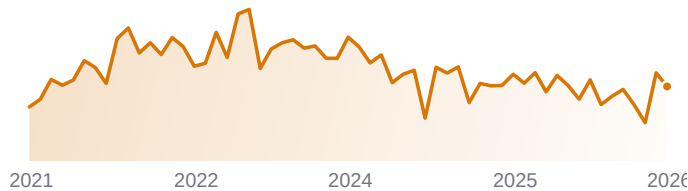
Sellers who sold at a gain

92%

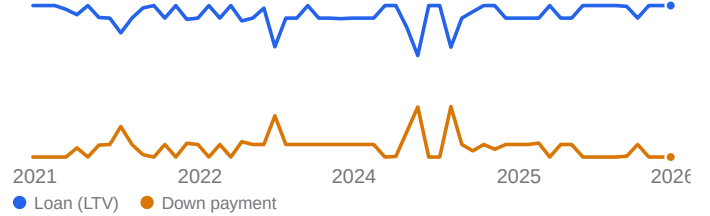


Median annualized return at resale

+7.3%

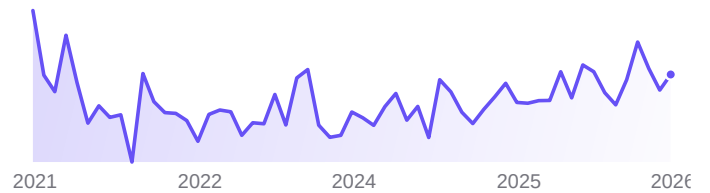


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



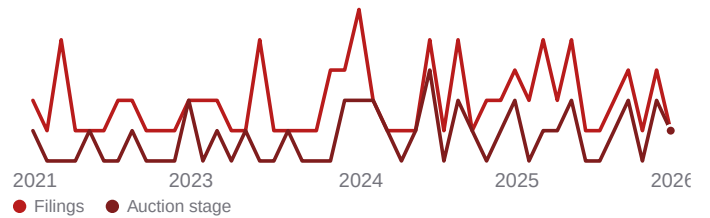
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,208
Median value (AVM)	\$515K
Median size	2,180 ft²
Median bedrooms	3
Median year built	2001
Single family	57%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	59%
Company owned	17%
Median loan-to-value	32%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	17,068
Density	423 / mi²
Median household income	\$85K
Average household income	\$112K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	251
Homes occupied	66%
Bachelor's or higher	32%
Poverty rate	5.3%
Unemployment	0.9%
Average temp	64°F
Annual precip	55 in
Sunshine	64%

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.