

Okatie 29909

ZIP code · SC · South Carolina > Beaufort County

BALANCED MARKET

\$486K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

859

SALES (12 MO)

\$504K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



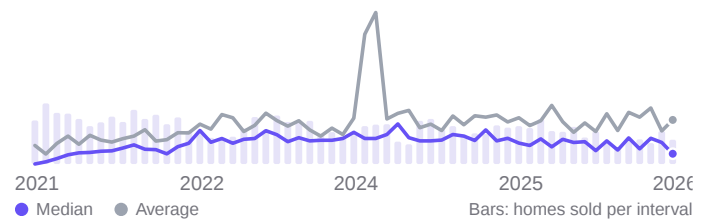
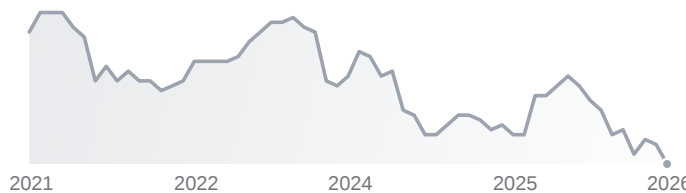
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$430K · Average \$641K

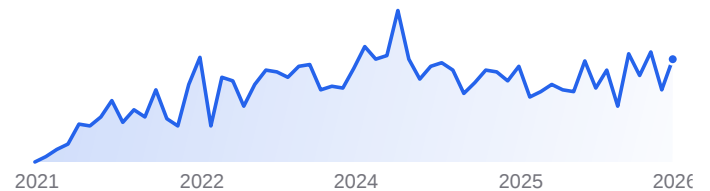
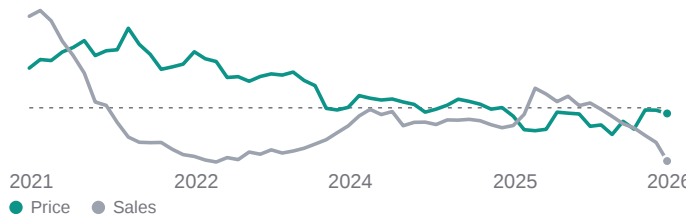


Growth (year over year)

Price -2.9% · Sales -26.9%

Price per square foot

\$262/ft²

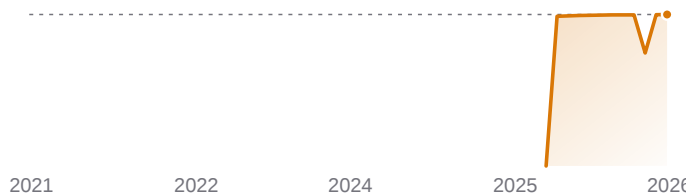


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

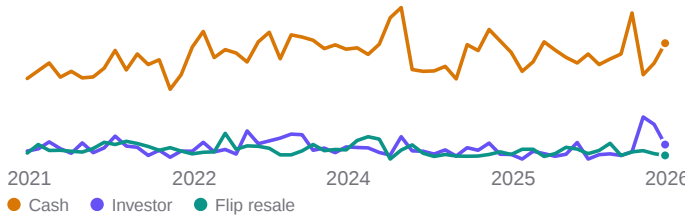
5.8%



BUYERS & OUTCOMES

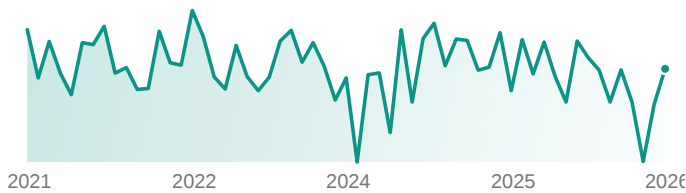
Buyer mix

Cash 50% · Investor 6.3% · Flip resale 1.6%



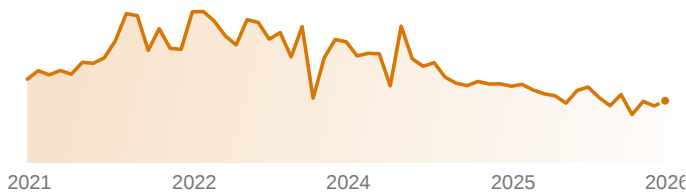
Sellers who sold at a gain

91%

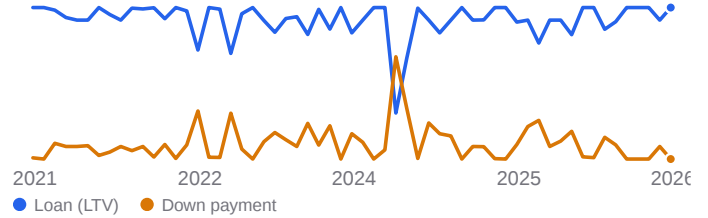


Median annualized return at resale

+4.5%

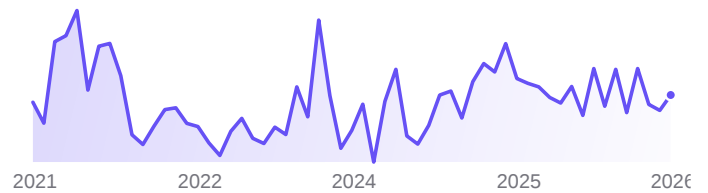


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



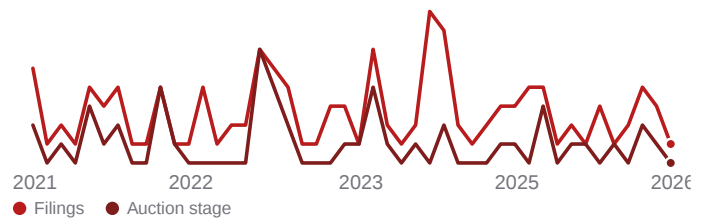
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,879
Median value (AVM)	\$504K
Median size	1,978 ft²
Median bedrooms	3
Median year built	2006
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.2%
Owner occupied	84%
Company owned	21%
Median loan-to-value	34%
Typical ownership tenure	6.3 yrs

COMMUNITY

Population	21,969
Density	380 / mi²
Median household income	\$90K
Average household income	\$118K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	115
Homes occupied	90%
Bachelor's or higher	33%
Poverty rate	6.9%
Unemployment	0.6%
Average temp	66°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.