

Bluffton 29910

ZIP code · SC · South Carolina > Beaufort County > Bluffton

SELLER'S MARKET

\$622K

MEDIAN SALE PRICE

+22.7%

1-YR CHANGE

1,201

SALES (12 MO)

\$541K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

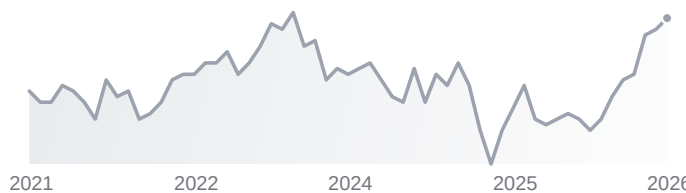
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

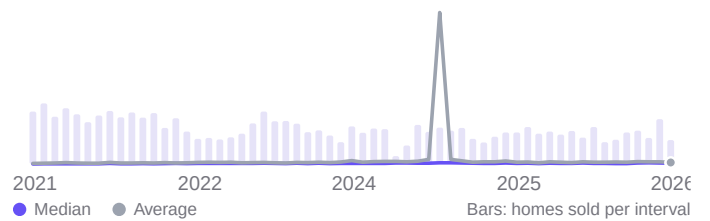
Market temperature (0–100)

69 / 100



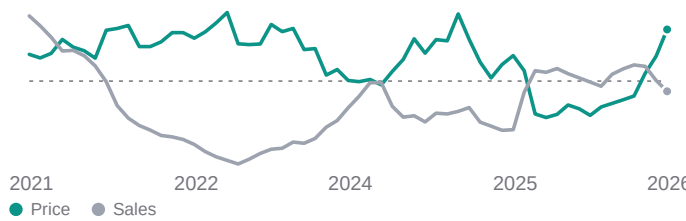
Sale prices

Median \$575K · Average \$777K



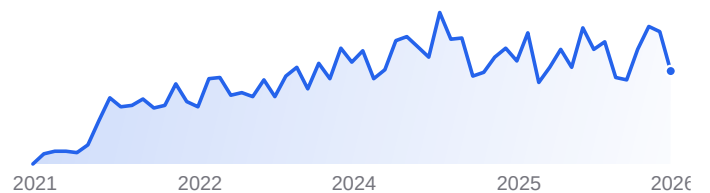
Growth (year over year)

Price +22.7% · Sales -4.5%



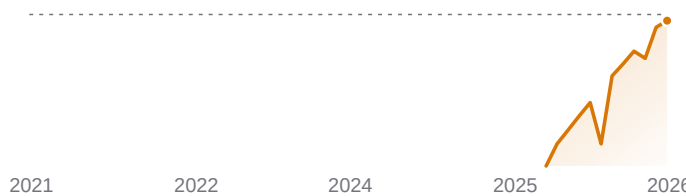
Price per square foot

\$257/ft²



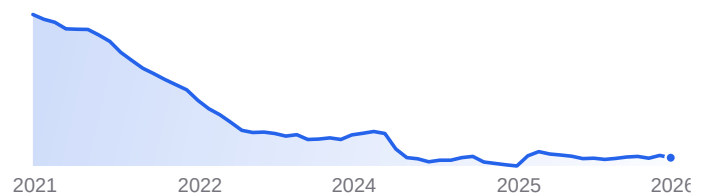
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

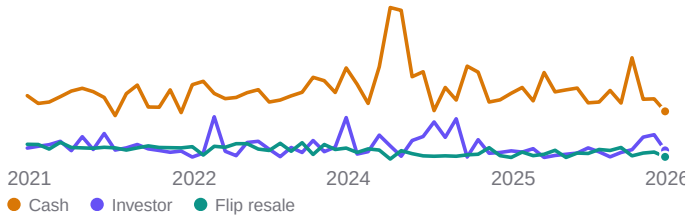
5.6%



BUYERS & OUTCOMES

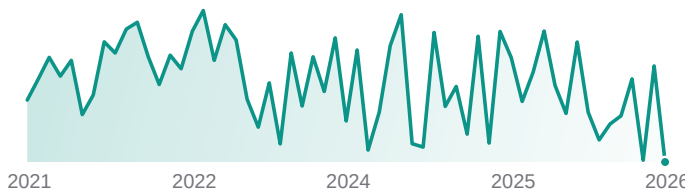
Buyer mix

Cash 28% · Investor 5.1% · Flip resale 1.3%



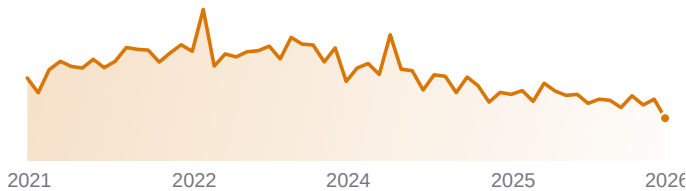
Sellers who sold at a gain

86%

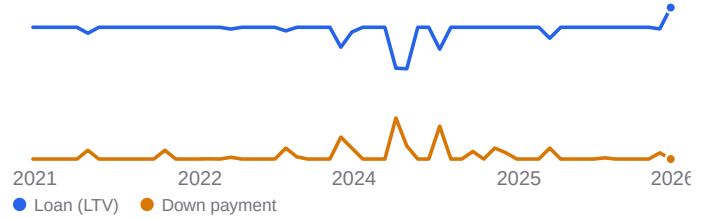


Median annualized return at resale

+4.7%

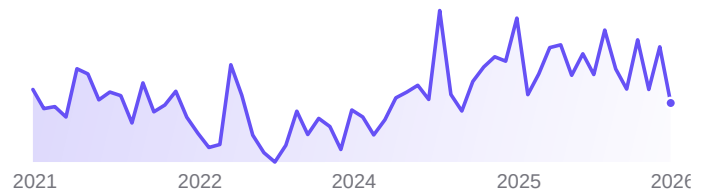


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



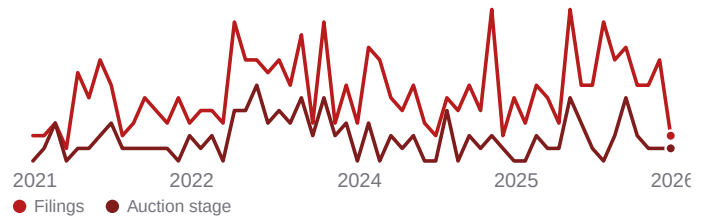
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	21,583
Median value (AVM)	\$541K
Median size	2,158 ft²
Median bedrooms	3
Median year built	2006
Single family	80%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	71%
Company owned	18%
Median loan-to-value	41%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	53,449
Density	427 / mi²
Median household income	\$92K
Average household income	\$123K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	107
Homes occupied	92%
Bachelor's or higher	30%
Poverty rate	8.6%
Unemployment	1.2%
Average temp	66°F
Annual precip	53 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.