

Saint Helena Island 29920

ZIP code · SC · South Carolina > Beaufort County

BUYER'S MARKET

\$557K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

272

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



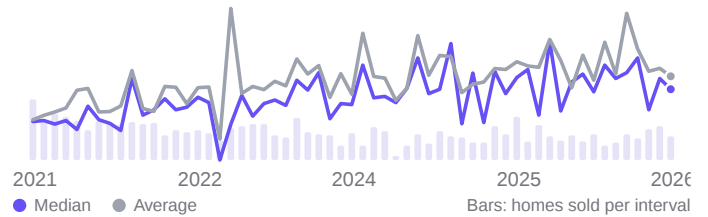
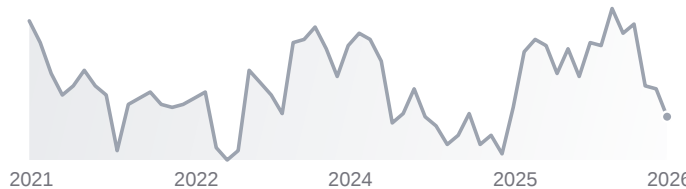
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$575K · Average \$647K

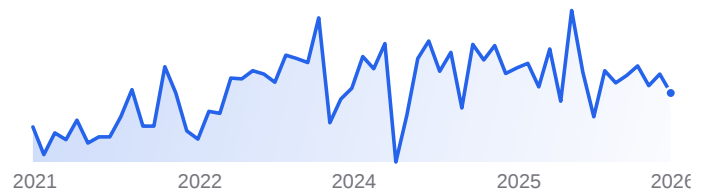
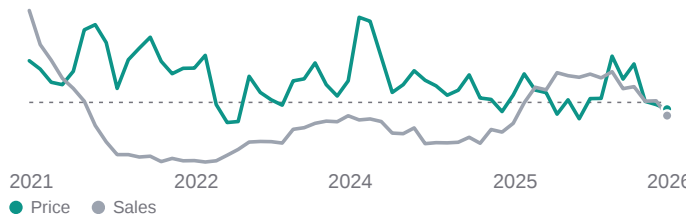


Growth (year over year)

Price -4.8% · Sales -9.3%

Price per square foot

\$335/ft²

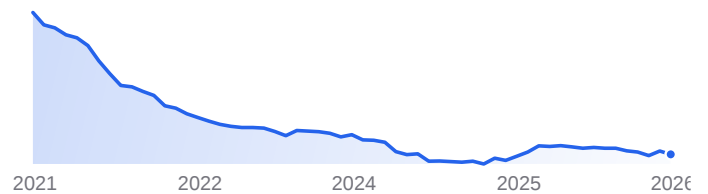
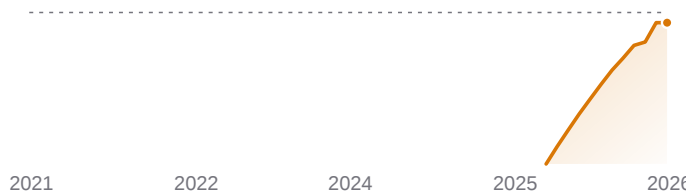


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

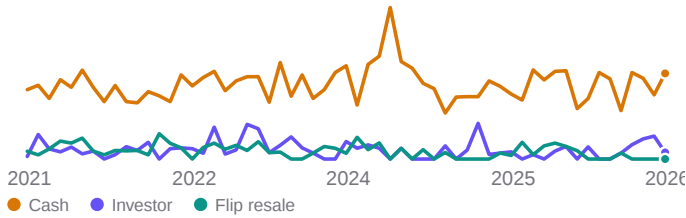
3.1%



BUYERS & OUTCOMES

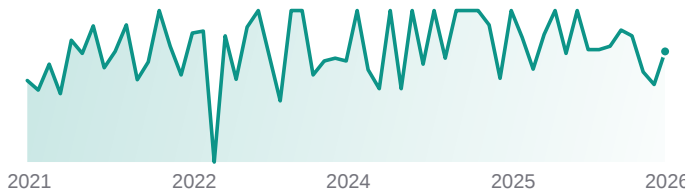
Buyer mix

Cash 57% · Investor 4.3% · Flip resale 0%



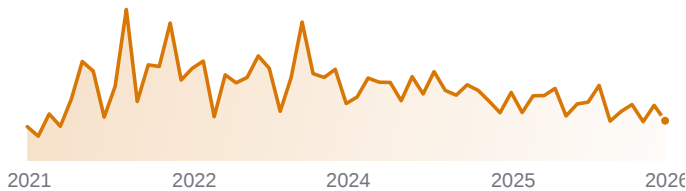
Sellers who sold at a gain

90%

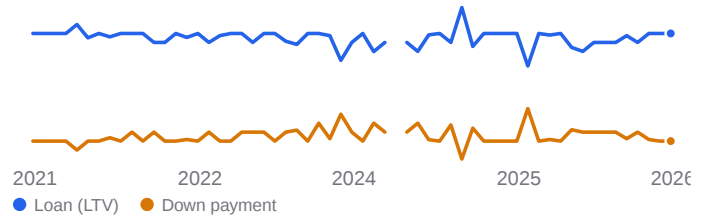


Median annualized return at resale

+6.4%

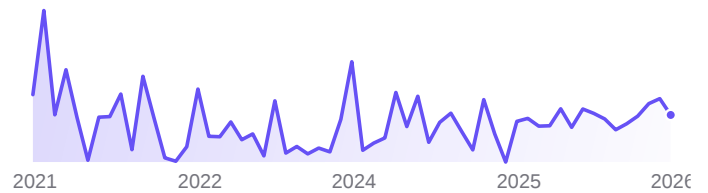


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



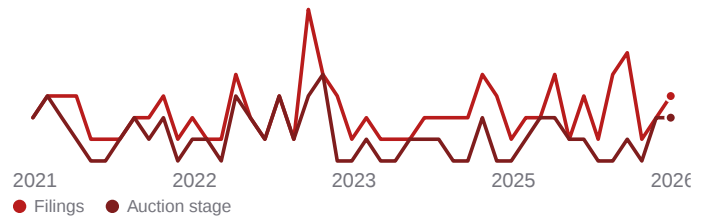
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	8,784
Median value (AVM)	\$563K
Median size	1,825 ft²
Median bedrooms	3
Median year built	1993
Single family	64%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.1%
Owner occupied	35%
Company owned	14%
Median loan-to-value	14%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	17,570
Density	94 / mi²
Median household income	\$82K
Average household income	\$101K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	171
Homes occupied	70%
Bachelor's or higher	19%
Poverty rate	10.7%
Unemployment	0.7%
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.