

Hilton Head Island 29928

ZIP code · SC · South Carolina > Beaufort County > Hilton Head Island

BALANCED MARKET

\$677K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

1,262

SALES (12 MO)

\$883K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

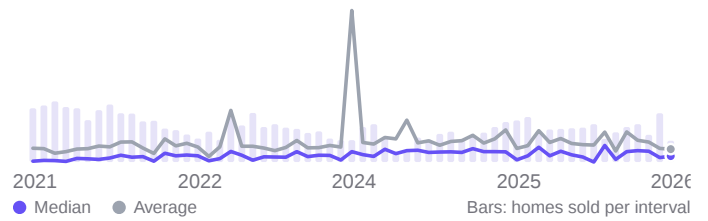
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$645K · Average \$844K

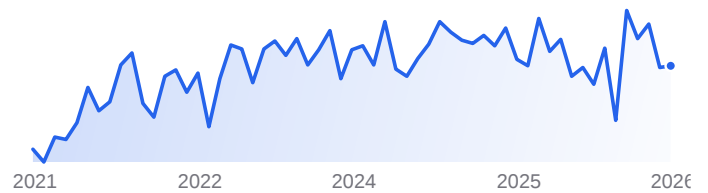
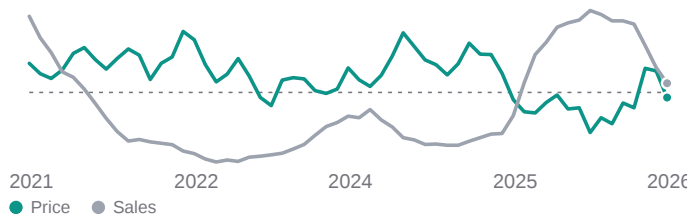


Growth (year over year)

Price -2.8% · Sales +5.1%

Price per square foot

\$469/ft²

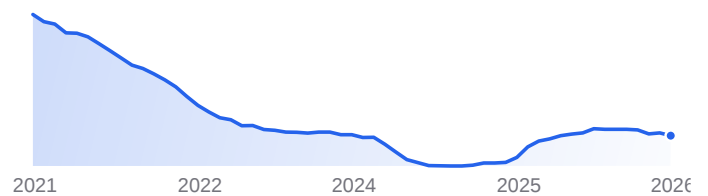
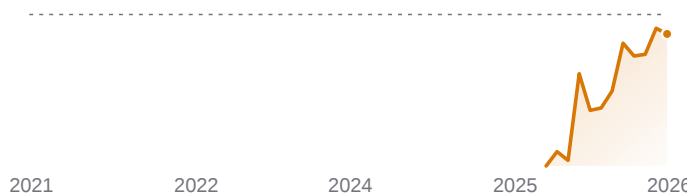


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

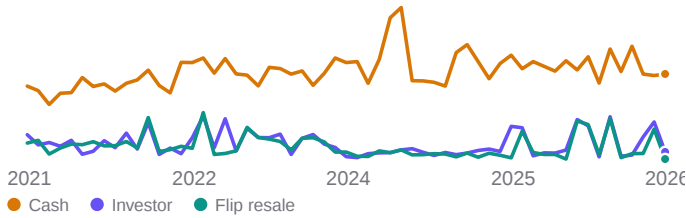
5.5%



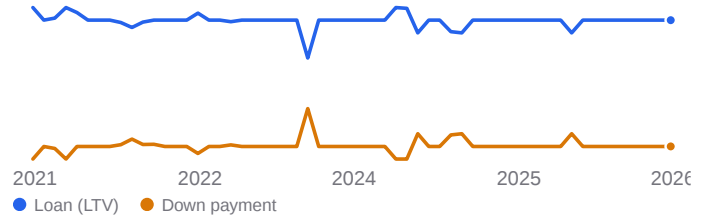
BUYERS & OUTCOMES

Buyer mix

Cash 53% · Investor 4.4% · Flip resale 0%

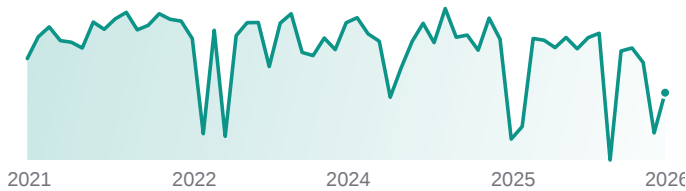


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Sellers who sold at a gain

81%



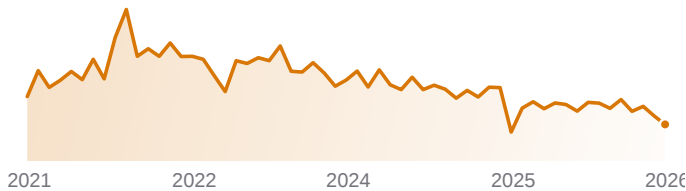
Typical hold before selling

5.8 yrs



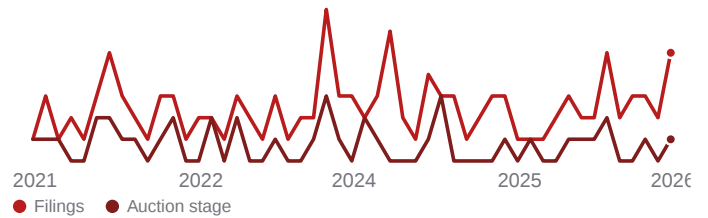
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	23,139
Median value (AVM)	\$883K
Median size	1,459 ft²
Median bedrooms	3
Median year built	1982
Single family	35%
Condos	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.4%
Owner occupied	29%
Company owned	38%
Median loan-to-value	17%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	16,659
Density	659 / mi²
Median household income	\$96K
Average household income	\$143K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	106
Homes occupied	49%
Bachelor's or higher	34%
Poverty rate	6.6%
Unemployment	1.0%
Average temp	66°F
Annual precip	54 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.