

Seabrook 29940

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

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

+36.4%

1-YR CHANGE

37

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



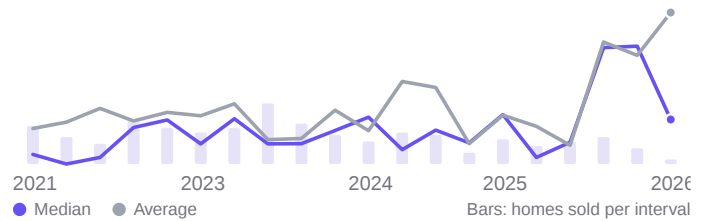
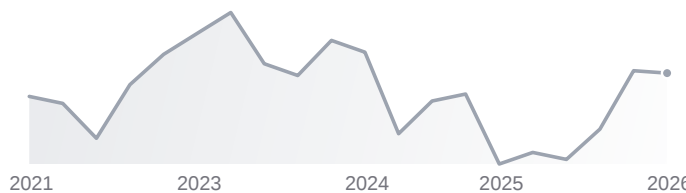
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$385K · Average \$890K

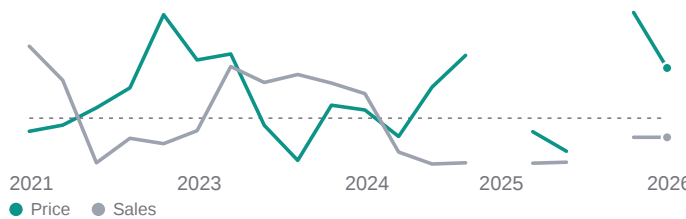


Growth (year over year)

Price +36.4% · Sales -14.0%

Price per square foot

\$217/ft²

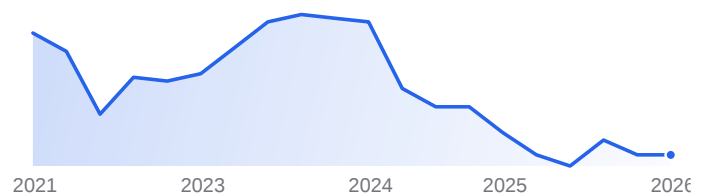


Sale premium vs estimated value

-6.7%

Annual turnover (share of homes sold)

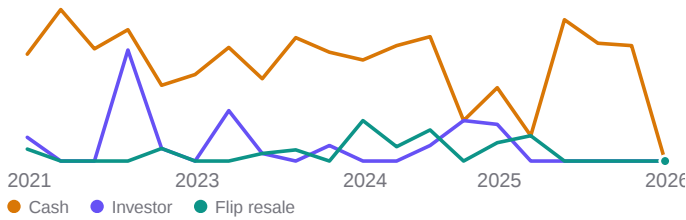
1.6%



BUYERS & OUTCOMES

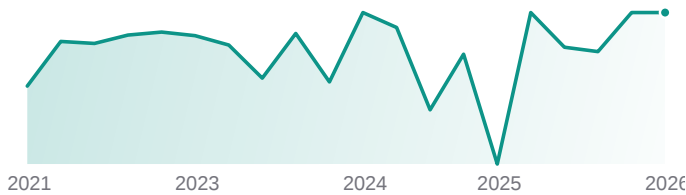
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



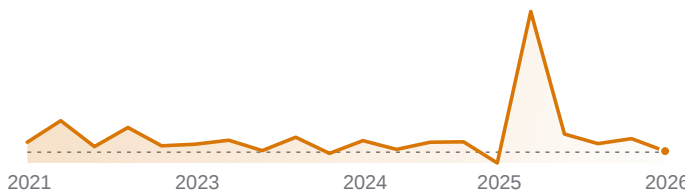
Sellers who sold at a gain

100%

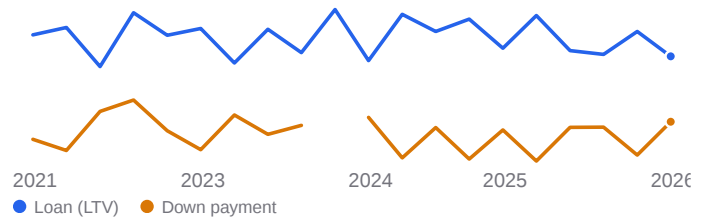


Median annualized return at resale

+0.7%

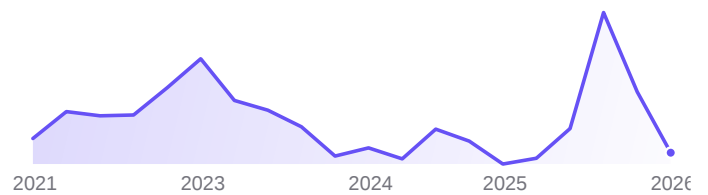


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



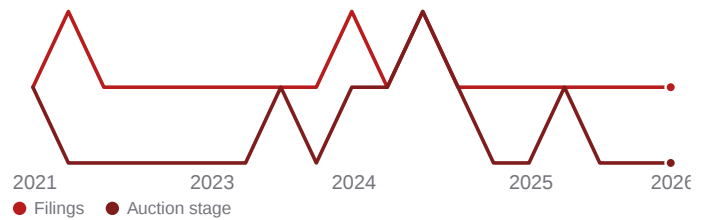
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,337
Median value (AVM)	\$290K
Median size	1,759 ft²
Median bedrooms	3
Median year built	1995
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.8%
Owner occupied	40%
Company owned	8.4%
Median loan-to-value	0%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	3,263
Density	42 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	186
Homes occupied	87%
Bachelor's or higher	15%
Poverty rate	17.9%
Unemployment	1.1%
Average temp	66°F
Annual precip	50 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.