

Sheldon 29941

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

BALANCED MARKET

\$2.5M

MEDIAN SALE PRICE

+44.8%

1-YR CHANGE

12

SALES (12 MO)

\$2.5M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



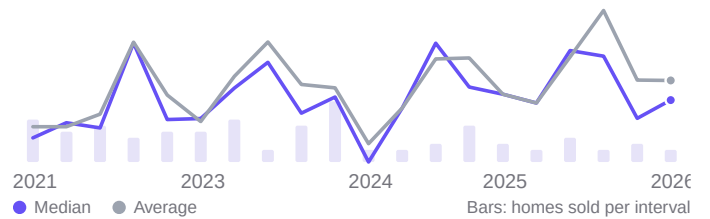
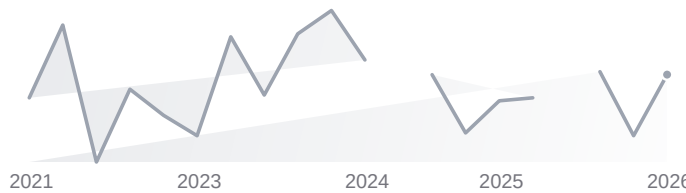
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$1.9M · Average \$2.2M

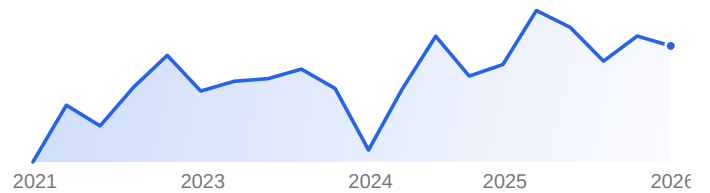
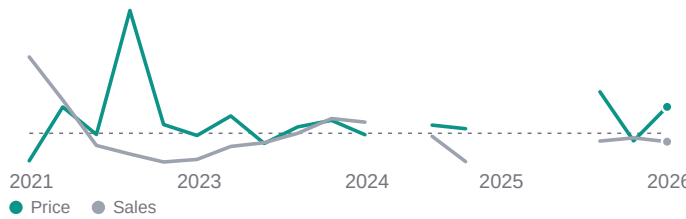


Growth (year over year)

Price +44.8% · Sales -14.3%

Price per square foot

\$648/ft²

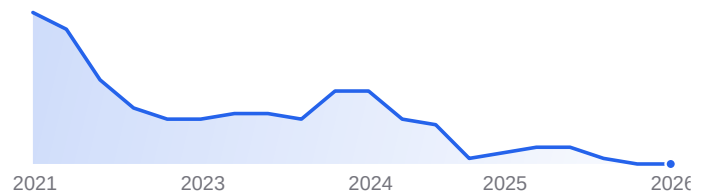


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

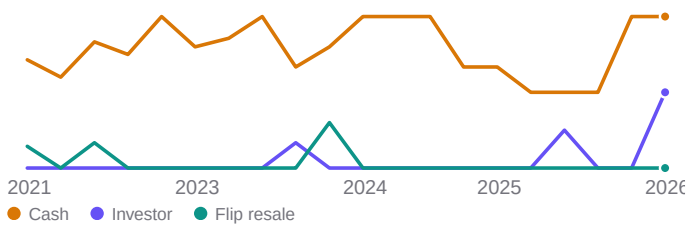
4.4%



BUYERS & OUTCOMES

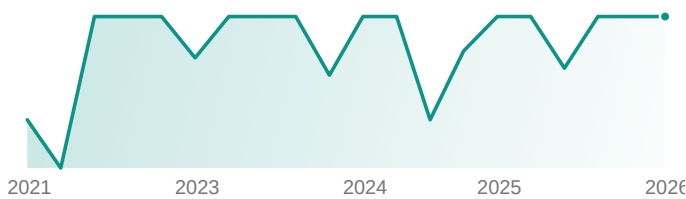
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



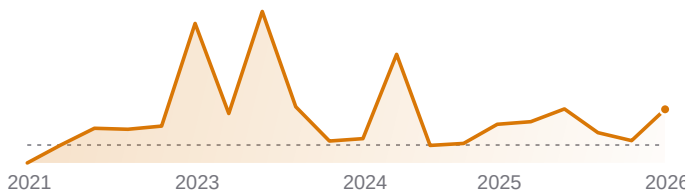
Sellers who sold at a gain

100%

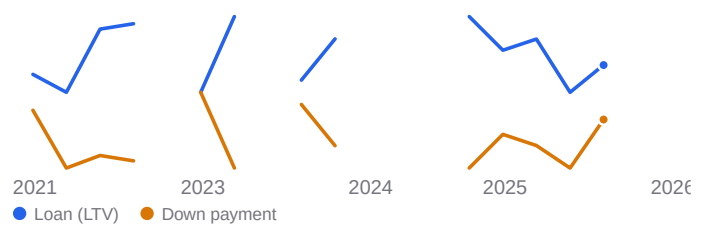


Median annualized return at resale

+10.7%

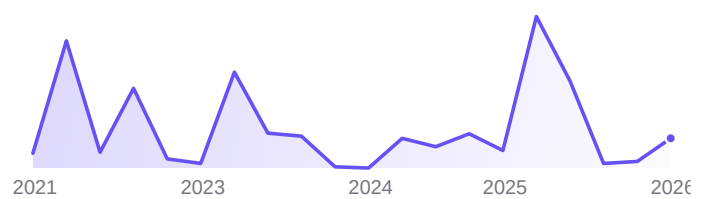


Financing (share of purchase price) Loan (LTV) 61% · Down payment 39%



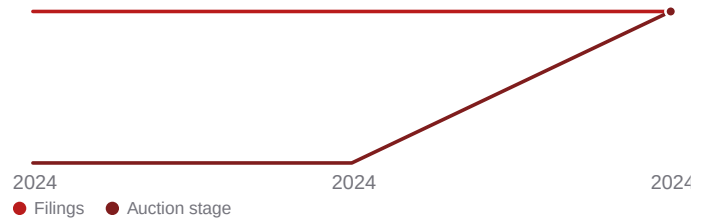
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	272
Median value (AVM)	\$2.5M
Median size	4,224 ft²
Median bedrooms	3
Median year built	2005
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0%
Owner occupied	40%
Company owned	34%
Median loan-to-value	0%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	631
Density	41 / mi²
Median household income	\$74K
Average household income	\$107K
Crime index (US avg 100)	171
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	181
Homes occupied	81%
Bachelor's or higher	33%
Poverty rate	12.1%
Unemployment	1.1%
Average temp	66°F
Annual precip	51 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.