



What Can \$1 Million Buy You In Charleston, South Carolina?

Deep pockets can go a long way in the historic seaside town.

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01/16/2019

If you're interested in purchasing a home in Charleston, South Carolina, you may want to do it quickly. Home prices in the city have been rising consistently and dramatically since 2012, and forecasts don't show that trend slowing down. According to Zillow, the median home value in Charleston is \$312,000, a not-totally-unreasonable value for a home in the famously beautiful historic city whose cobblestones streets and ocean harbors have made it one of the most popular vacation spots along the East Coast. But that value is up a whopping 8.4 percent over just a single year, and Zillow predicts it will climb another 3.3 percent within the next year.

Of course, if you've got a million bucks to spare, you shouldn't have any trouble finding something. And because values are rising fast, a home in Charleston is not only a beautiful place to live, it's a potentially lucrative investment.

Take for instance this [three-bed, three-bath townhouse](#) located just off the beach on Folly Island. Remodeled this year, the home at 2216 Folly Road has brand new exteriors, including windows and doors. Inside, an expansive living area featuring built-in bookcases and a gas fireplace leads into a spacious sunroom with floor-to-ceiling windows. Just about any room in the house offers views of water, whether it's the immediately surrounding marsh, the nearby Stono River or the Atlantic Ocean less than a mile away. The best views, however, are on the private deck—one of the home's three—that leads out from the master bedroom. And at \$869,000, this one will leave you with an extra hundred grand in your pocket.

A bit further inland, you can find a little more privacy at this [vast estate in Johns Island](#). The five-bed, four-and-a-half-bath Lowcountry-style home sits on a 2.25-acre lot off the Stono River. Though just a few miles from the beach, the main attraction here is the golfing. The neighborhood is marked by some of the most gorgeous courses in South Carolina, some of which can be seen from the house's 40-foot-high rooftop deck. The location is one of the most serene in Charleston, and because only 25 more homes will be built in the protected neighborhood, it's going to stay that way.

Down on Kiawah Island, an ambitious investor can spend an even million on [nearly an acre of undeveloped marshland](#) within the island's private club community. Surrounded by the Kiawah River, the homesite is the ideal location for a serene Lowcountry vacation home.

In North Charleston, you could purchase this [three-bed, 3.5-bath condominium on Daniel Island](#) for \$875,000. The 2500-square-foot condo's massive bedrooms each has its own bathroom, and the master bedroom has its own porch. You won't need to worry about upkeep since the condominium association takes care of all of the maintenance for the property, and ownership includes membership to the Daniel Island Social Club, which allows access to sports memberships, fitness facilities and golf courses.

If access to golf courses doesn't strike you as much of a selling point, then you're likely looking in the wrong city. Charleston's high-end housing market is defined largely by proximity to golf and water. But if both of those things fit your definition of luxury, then you'll be hard pressed to find a better place to invest.