

Relocating to Charleston

Mark Garrison
REALTOR®

THE
AgentOwned
REALTY CO.

 (843)-769-1836

 GarrisonCharleston.com

 markgarrisonrealestate@gmail.com







Hello & Welcome



I am originally from Montana, and I relocated to the Charleston area in 2017. Let’s be completely honest: relocating across state lines, or even just a few hours away, can feel incredibly overwhelming.

If you’ve spent any time researching online, you’ve probably noticed that many websites don't tell you about the realities of traffic in this area, heat/humidity, how to navigate flood zones, or where your money actually goes the furthest in today's market. That is exactly why I built this downloadable guide.

If we haven't met yet through my website or my YouTube channel, my name is Mark Garrison a local REALTOR® with AgentOwned Realty, and I love living in this area!



Contents

PROS OF LIVING IN CHARLESTON	03
CONS OF LIVING IN CHARLESTON	04
CHARLESTON SUBURBS & HOUSING COSTS	05
BEACHES NEAR CHARLESTON	07
PROPERTY TAXES AND FLOOD INSURANCE	08
THINGS TO DO IN CHARLESTON	09

Pros of Living in Charleston

Here are my top 10 pros of Living in Charleston. [You can read my page about the Top 10 Pros and Cons of Living in Charleston, SC for much more information regarding these pros and cons.](#) The History of this area is my favorite thing about living in Charleston, and my wife's favorite things are the beaches and parks.

1. [Beaches](#)
2. [Historic Homes](#)
3. [Military History](#)
4. [Rivers/Streams/Tidal Creeks](#)
5. [Weather](#) (9 months of the year)
6. [Parks](#)
7. [Job Growth](#)
8. [Colleges](#)
9. [Hospitals](#)
10. [Low Property Tax](#)



Cons of Living in Charleston

Along with [my blog post about the 10 Pros and Cons of Living in Charleston](#), you can also read another post I wrote (or watch the video) about my [12 biggest Cons of moving to South Carolina here](#). It is important to understand the [flood zones if you decide to move here](#). [Zone X is the area least likely to flood](#) when compared to other flood zones. My least favorite thing about living here is the heat and humidity in the Summer, but it is much better than the long winters in Montana. In my opinion, the Pros of living here far outweigh the Cons.

1. [Heat/Humidity](#)
2. [Flooding](#)
3. [Hurricanes/Tornadoes](#)
4. [Lack of Parking](#)
5. [Insects](#)
6. [Alligators](#)
7. [Traffic](#)
8. [Construction](#)
9. [Lack of Seasonal Changes](#)
10. [Sales Tax](#)



Charleston Suburbs & Housing Costs

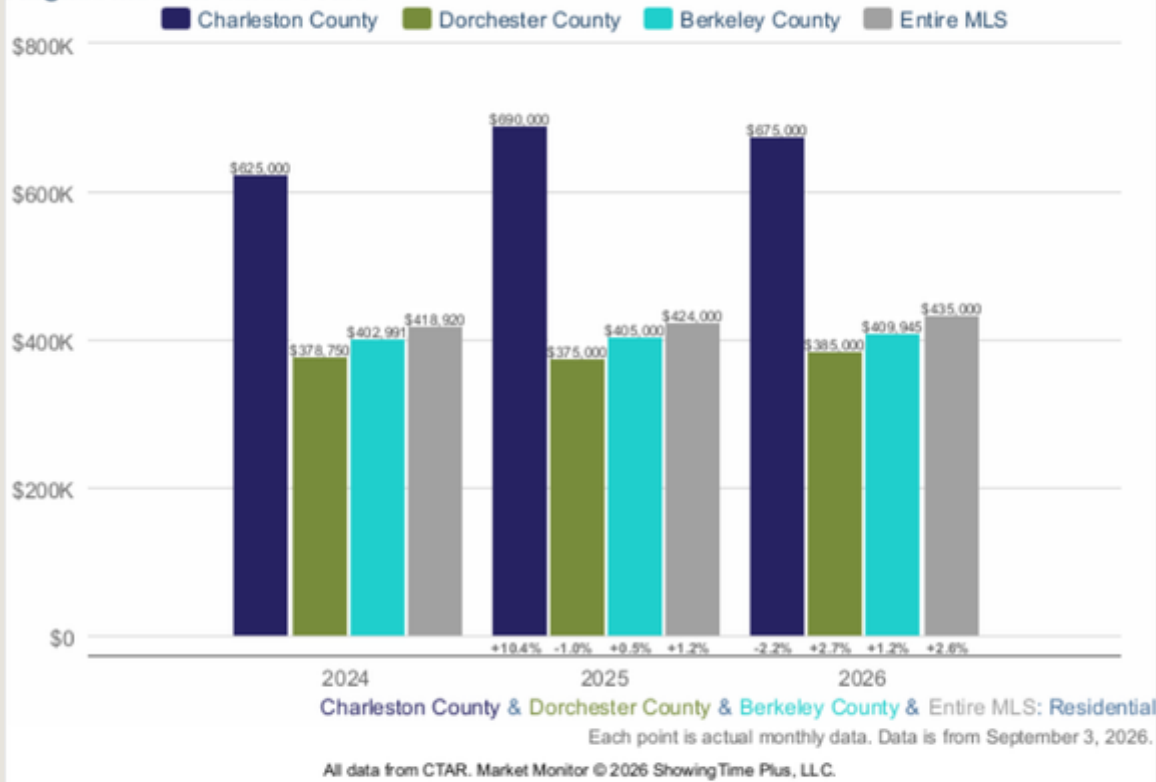
The Charleston Metro. area has several suburbs (click here for more information from my website), and if you're willing to live a little farther inland and away from Charleston, home prices are typically much more affordable. As I mentioned earlier, traffic is one of the cons of living here; if you're going to be commuting to work on weekdays during rush hour, living farther away may not be a good option. Most of the traffic is heading towards Charleston during the morning rush hour, and away from Charleston during the afternoon rush hour.

The Charleston area is referred to as the "Tri-County Area", which includes Charleston County, Dorchester County, and Berkeley County. Charleston is the most expensive County, but you can find more affordable options in Dorchester County and Berkeley County. If you're looking into local schools, a couple of websites that you can use are [greatschools.org](https://www.greatschools.org) and [niche.com](https://www.niche.com).

1. [Charleston Peninsula](#)
2. [West Ashley](#)
3. [Folly Beach](#)
4. [Daniel Island](#)
5. [Mount Pleasant](#)
6. [James Island](#)
7. [Goose Creek](#)
8. [Hanahan](#)
9. [Summerville](#)
10. [Ladson](#)
11. [Moncks Corner](#)
12. [Johns Island](#)
13. [Kiawah/Seabrook](#)
14. [North Charleston](#)
15. [Sullivan's Island](#)
16. [Isle of Palms](#)
17. [Ravenel/Hollywood](#)



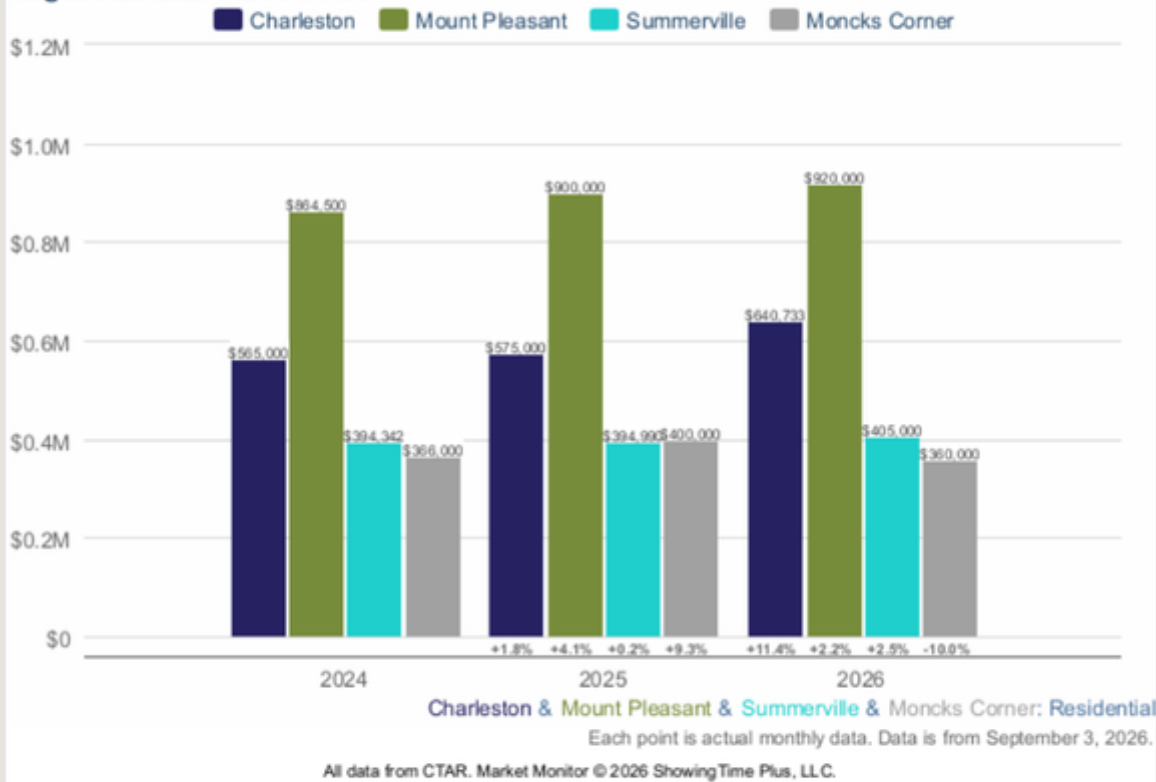
August Median Sales Price



Median Sales Price for Charleston County and more

10kresearch.com

August Median Sales Price



Median Sales Price for Charleston and more

10kresearch.com

Beaches near Charleston

There are no beaches on the Charleston Peninsula, but there are several beach towns nearby. To the north are Isle of Palms and Sullivan's Island, and to the south are Folly Beach, Kiawah Island and Seabrook Island. Edisto Beach is also in the Charleston area, but is a little farther to the South and about a 1+ hour drive to Charleston.

If you'd like to live near the beach, but not in a beach town, there are several cities and areas to consider, including Mt. Pleasant, Johns Island, James Island, etc..

You can view more information about the beach towns, and view real estate for sale here.



Property tax and Flood Insurance

South Carolina has relatively low property taxes for a home when it is your primary residence; the taxes increase significantly for second homes/vacation homes, investment properties, etc.

Below are the links to **tax estimator webpages** for **Charleston County, Dorchester County, and Berkeley County**. If you will be purchasing a home as a primary residence, select the **4% rate** (or residential primary home); if you will be buying a home that is not a primary residence, select the **6% rate**. These are estimates, but they will give you an approximate idea of what you will be paying in property taxes in each area.

[Charleston County Tax Estimator Page](#)

[Berkeley County Tax Estimator Page](#)

[Dorchester County Tax Estimator Page](#)



Flood Insurance

This area is referred to as “The Low Country”. It is flat and has a very low elevation near sea level. It also rains a lot in the Summer, and there is always the potential for hurricanes and tropical storms that produce a large amount of rain in a short period of time.

There are different flood zones in this area. The area with the least risk of flooding is known as “Zone X”. Depending on which Zone you are in and the elevation at which your house is built, your lender may require you to have flood insurance when purchasing a home. Flood insurance can range from a few hundred dollars per year to thousands of dollars annually.

[Here is a link to more information about flood zones in Charleston, and they have a link to the FEMA Flood Insurance Rate Maps.](#)

Things to do in Charleston

One of my favorite things about living in Charleston is all of the fun stuff there is to do in this area. There are amazing City and County Parks scattered throughout the area, historic sites, great food, and much more!

[Here is a List of 100 Things to do near Charleston!](#)



Homes for Sale

Real Estate near Charleston

55+ Communities

Waterfront Homes

Charleston Suburbs

Beach Houses



Homes with a Dock

Pool

23 Golf Communities

Historic Charleston Properties

Gated Communities

Condos

Questions about the Area?

Please contact me with any questions about moving to this area; I'm happy to help! You can also find much more information about the Charleston area on my website.

Mark Garrison

AgentOwned Realty Preferred Group

(843)-769-1836

markgarrisonrealestate@gmail.com

GarrisonCharleston.com



Mark Garrison
REALTOR®

THE
AgentOwned
REALTY CO.

 (843)-769-1836

 GarrisonCharleston.com

 markgarrisonrealestate@gmail.com

