

Alcolu

Community · SC · South Carolina > Clarendon County

BUYER'S MARKET

\$115K

MEDIAN SALE PRICE

-49.9%

1-YR CHANGE

14

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



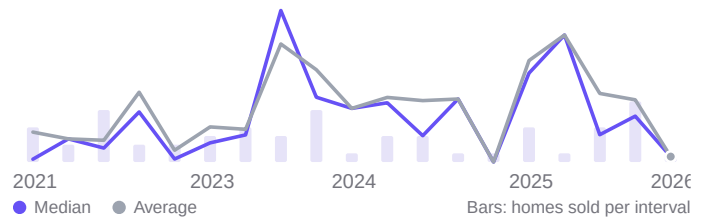
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$38K · Average \$38K

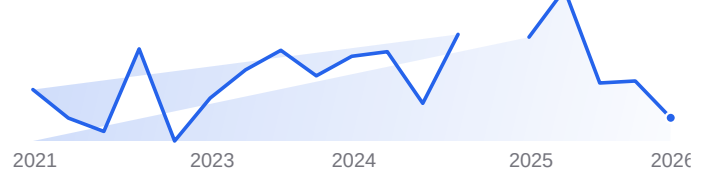
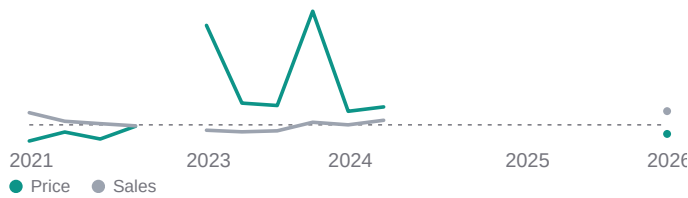


Growth (year over year)

Price -49.9% · Sales +75.0%

Price per square foot

\$48/ft²

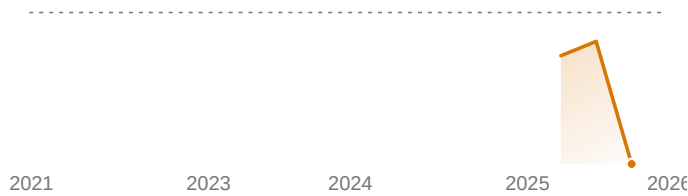


Sale premium vs estimated value

-8.0%

Annual turnover (share of homes sold)

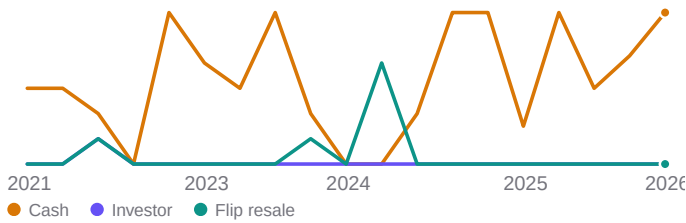
1.4%



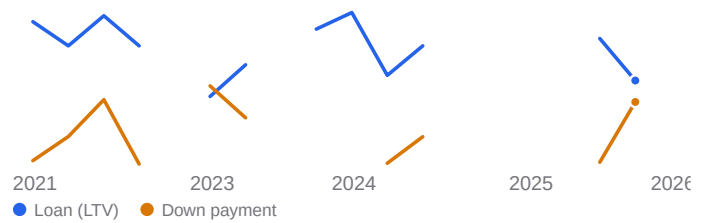
BUYERS & OUTCOMES

Buyer mix

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

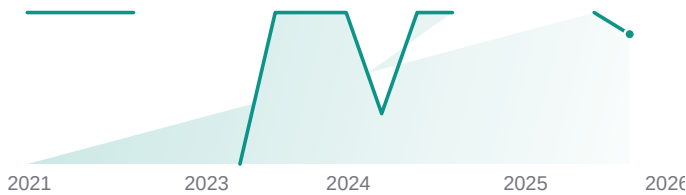


Financing (share of purchase price) Loan (LTV) 57% · Down payment 43%



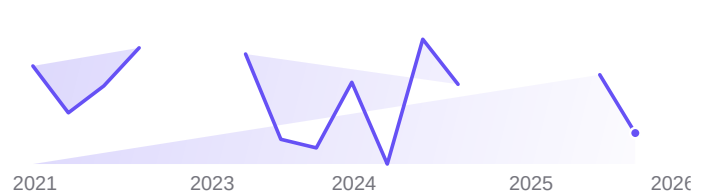
Sellers who sold at a gain

86%



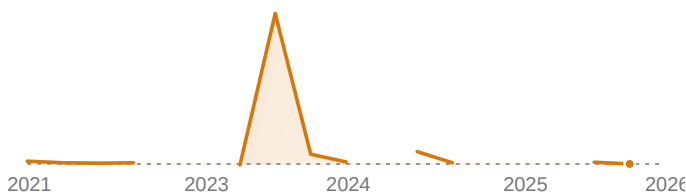
Typical hold before selling

1.8 yrs



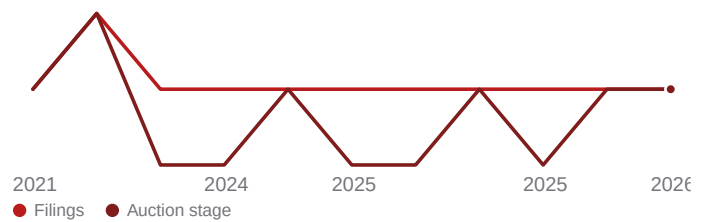
Median annualized return at resale

+0.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	994
Median value (AVM)	\$143K
Median size	1,429 ft²
Median bedrooms	3
Median year built	1987
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	3.2%
Owner occupied	63%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	408
Density	90 / mi ²
Median household income	\$54K
Average household income	\$82K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	306
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	24.8%
Unemployment	0.7%
Average temp	64°F
Annual precip	49 in
Sunshine	64%

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