

Boiling Springs

Community · SC · South Carolina · Spartanburg County

BALANCED MARKET

\$276K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

553

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



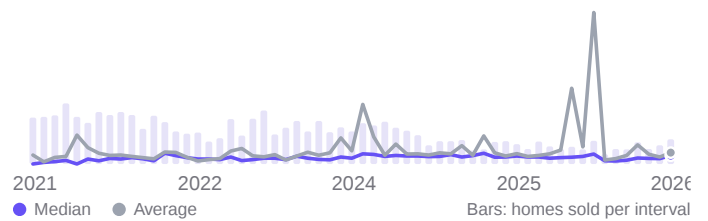
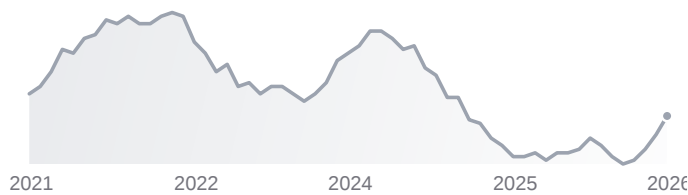
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$290K · Average \$314K

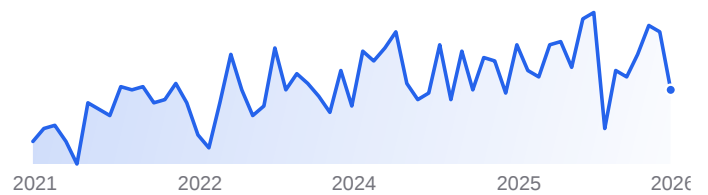
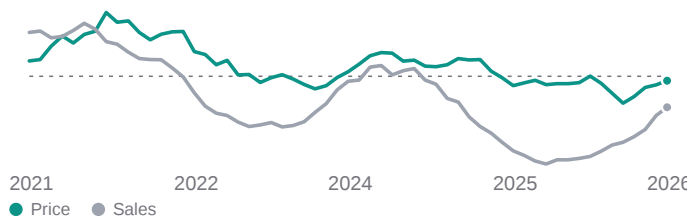


Growth (year over year)

Price -2.3% · Sales -16.3%

Price per square foot

\$149/ft²

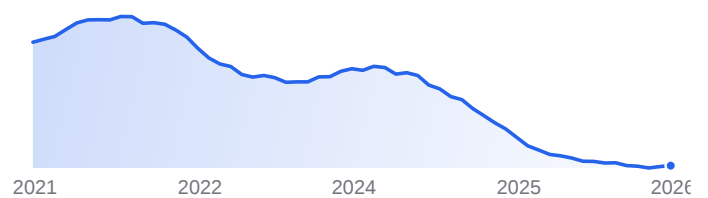


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

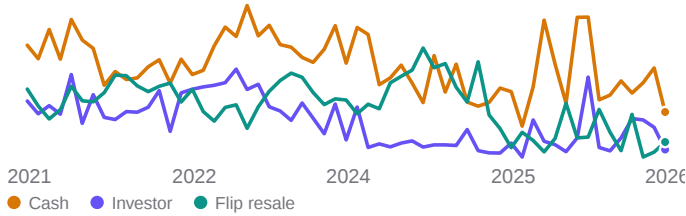
4.4%



BUYERS & OUTCOMES

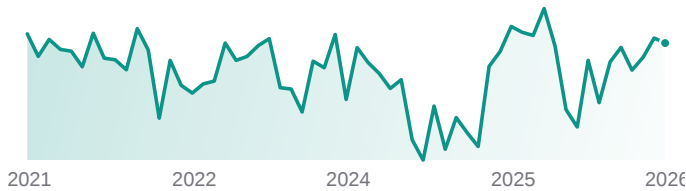
Buyer mix

Cash 18% · Investor 3.0% · Flip resale 6.1%



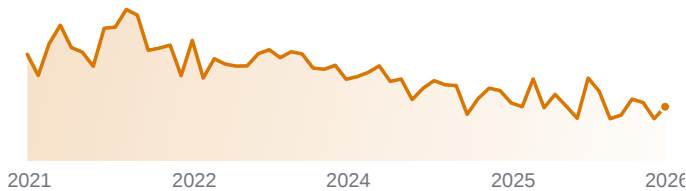
Sellers who sold at a gain

92%

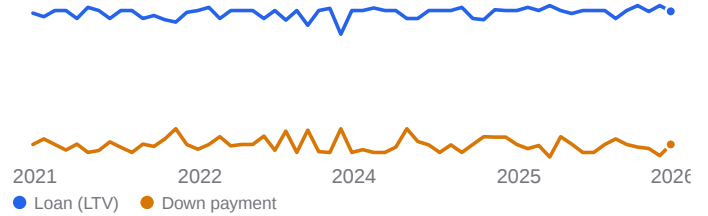


Median annualized return at resale

+4.8%

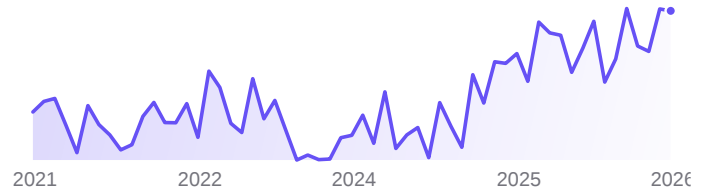


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



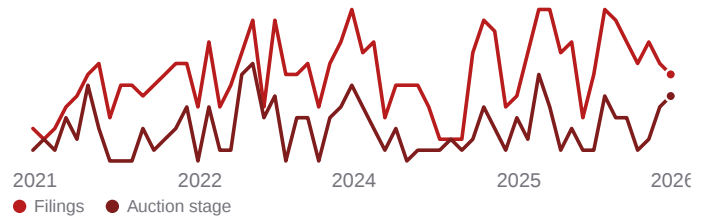
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 8 · Auction stage 6



HOUSING STOCK

Homes	12,580
Median value (AVM)	\$277K
Median size	1,720 ft²
Median bedrooms	3
Median year built	2003
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	10.0%
Median loan-to-value	52%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	11,781
Density	1,723 / mi²
Median household income	\$77K
Average household income	\$99K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	85
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	7.3%
Unemployment	1.4%
Average temp	60°F
Annual precip	52 in
Sunshine	61%

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