

# Buffalo

Community · SC · South Carolina > Union County

**\$92K**

MEDIAN SALE PRICE

**9**

SALES (12 MO)

**\$137K**

MEDIAN VALUE (AVM)

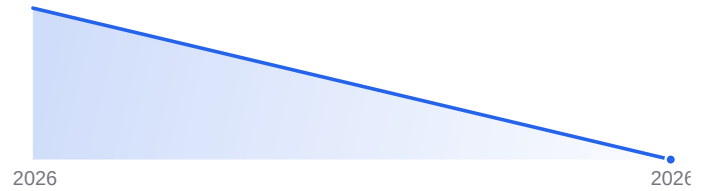
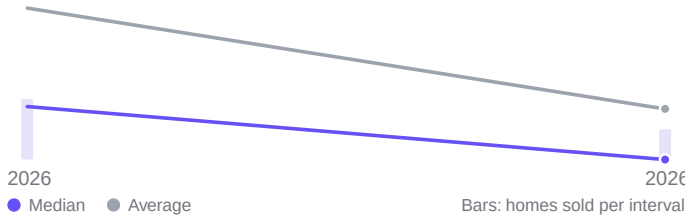
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$79K · Average \$133K

Price per square foot

\$68/ft<sup>2</sup>

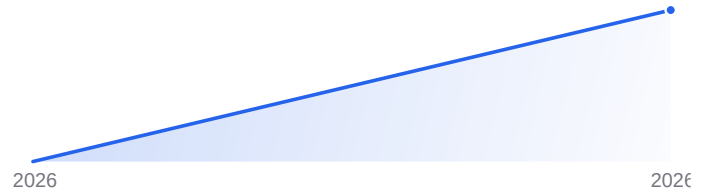
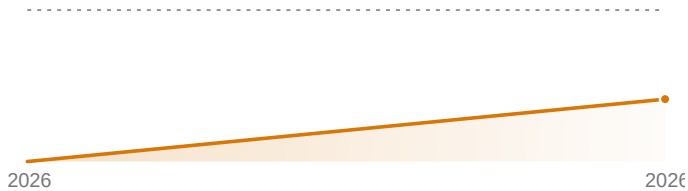


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

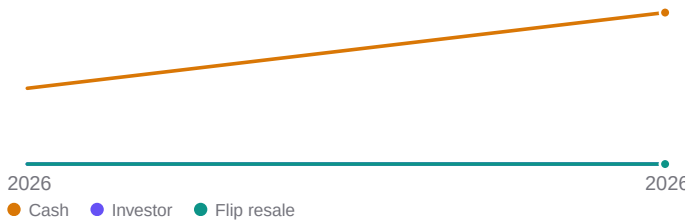
0.7%



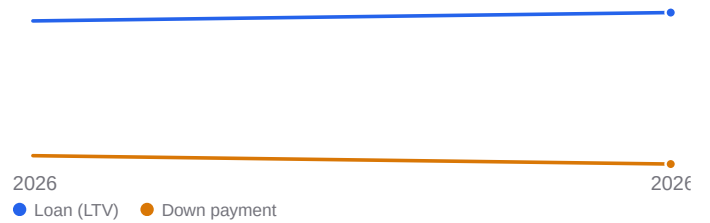
## BUYERS & OUTCOMES

### Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

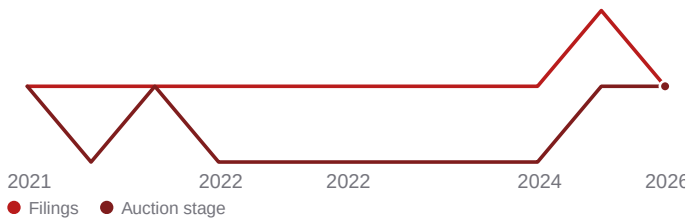


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,293     |
| Median value (AVM) | \$137K    |
| Median size        | 1,216 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1994      |
| Single family      | 66%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 92%      |
| Underwater (LTV 125% or more) | 1.6%     |
| Owner occupied                | 66%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 25.2 yrs |

## COMMUNITY

|                         |           |
|-------------------------|-----------|
| Population              | 1,248     |
| Density                 | 310 / mi² |
| Median household income | \$33K     |

|                                  |              |
|----------------------------------|--------------|
| Average household income         | <b>\$50K</b> |
| Crime index (US avg 100)         | <b>128</b>   |
| Air pollution index (US avg 100) | <b>92</b>    |
| Earthquake index (US avg 100)    | <b>95</b>    |
| Homes occupied                   | <b>89%</b>   |
| Bachelor's or higher             | <b>13%</b>   |
| Poverty rate                     | <b>37.1%</b> |
| Unemployment                     | <b>1.1%</b>  |
| Average temp                     | <b>60°F</b>  |
| Annual precip                    | <b>48 in</b> |
| Sunshine                         | <b>61%</b>   |

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.