

Gadsden

Community · SC · South Carolina > Richland County

BUYER'S MARKET

\$252K

MEDIAN SALE PRICE

+54.4%

1-YR CHANGE

11

SALES (12 MO)

\$82K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



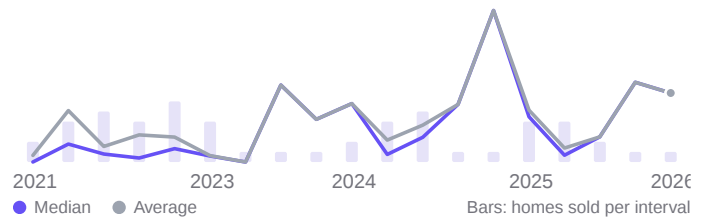
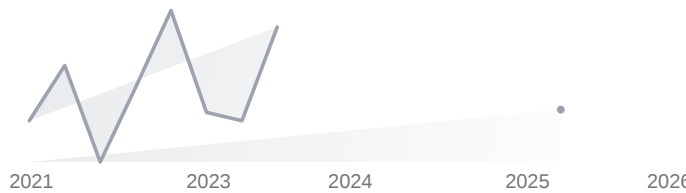
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$234K · Average \$234K

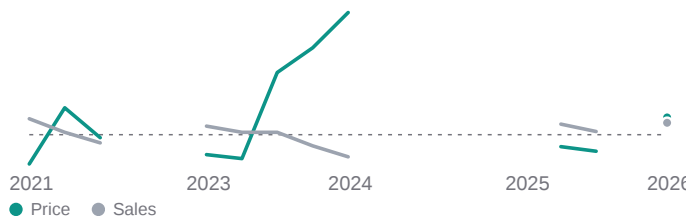


Growth (year over year)

Price +54.4% · Sales +37.5%

Price per square foot

\$96/ft²



Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

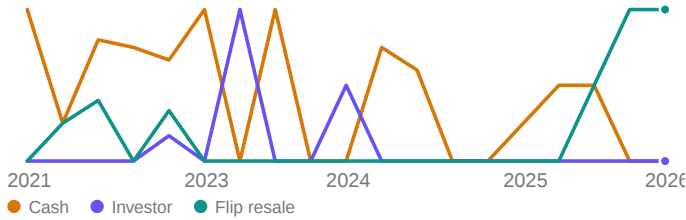
1.2%



BUYERS & OUTCOMES

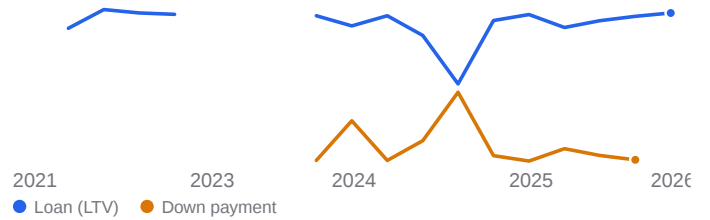
Buyer mix

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



Financing (share of purchase price)

Loan (LTV) 100% · Down payment 2.2%



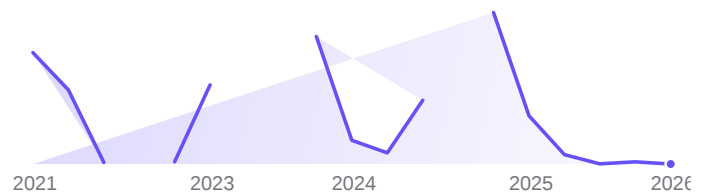
Sellers who sold at a gain

100%



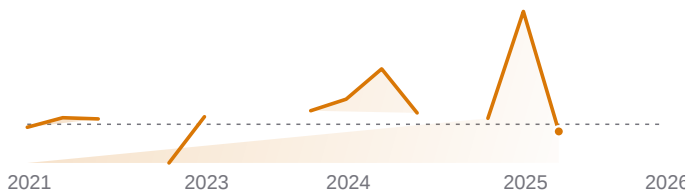
Typical hold before selling

0.3 yrs



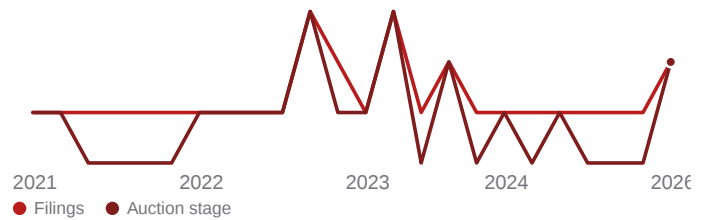
Median annualized return at resale

-4.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	937
Median value (AVM)	\$82K
Median size	1,397 ft²
Median bedrooms	3
Median year built	1975
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.5%
Owner occupied	42%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,400
Density	122 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	172
Homes occupied	85%
Bachelor's or higher	15%
Poverty rate	17.4%
Unemployment	0.6%
Average temp	64°F
Annual precip	48 in
Sunshine	64%

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