

Aiken County, SC

County · SC · South Carolina

BUYER'S MARKET

\$262K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

3,611

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



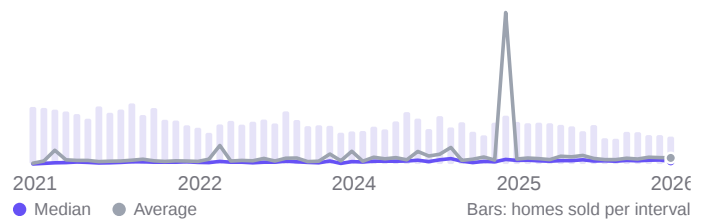
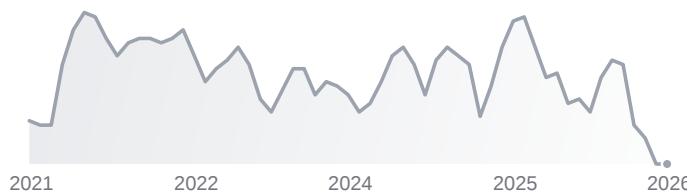
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$245K · Average \$319K

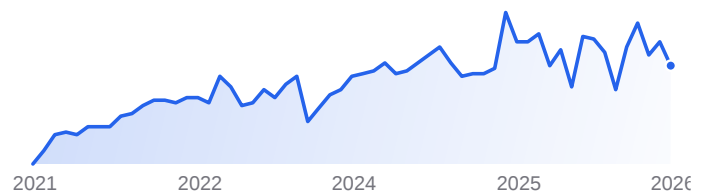
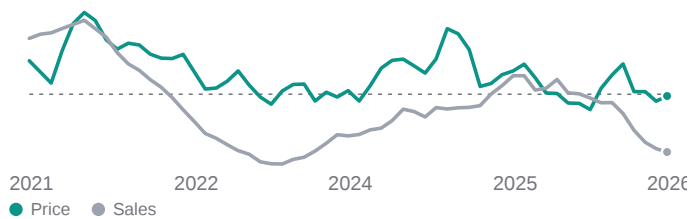


Growth (year over year)

Price -0.6% · Sales -19.1%

Price per square foot

\$149/ft²

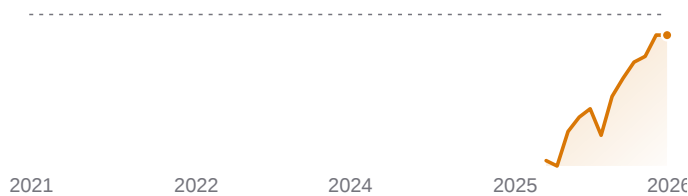


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

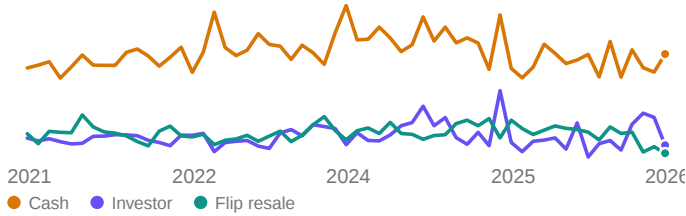
3.6%



BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 9.1% · Flip resale 6.3%



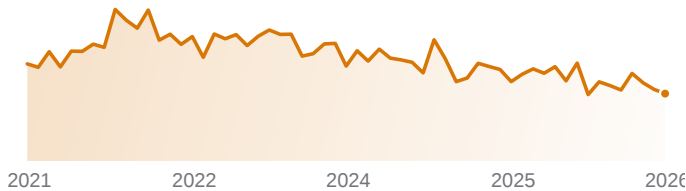
Sellers who sold at a gain

86%

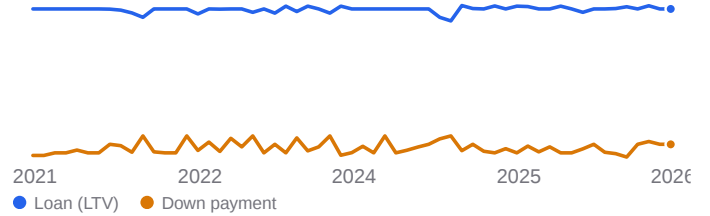


Median annualized return at resale

+4.8%

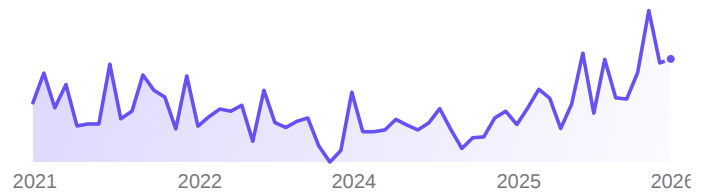


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



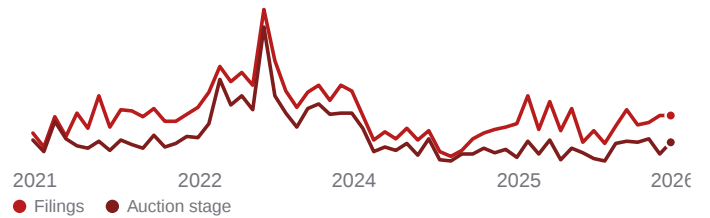
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 40 · Auction stage 17



HOUSING STOCK

Homes	99,493
Median value (AVM)	\$189K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1991
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.1%
Owner occupied	65%
Company owned	14%
Median loan-to-value	28%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	180,781
Density	169 / mi²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	112
Homes occupied	90%
Bachelor's or higher	20%
Poverty rate	15.0%
Unemployment	1.2%
Average temp	63°F
Annual precip	48 in
Sunshine	64%

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.