

Anderson County, SC

County · SC · South Carolina

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

2,984

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



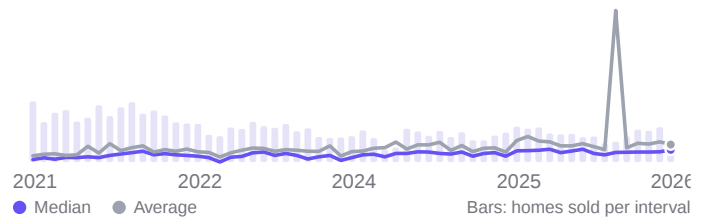
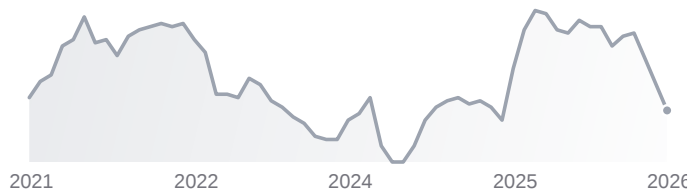
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$265K · Average \$303K

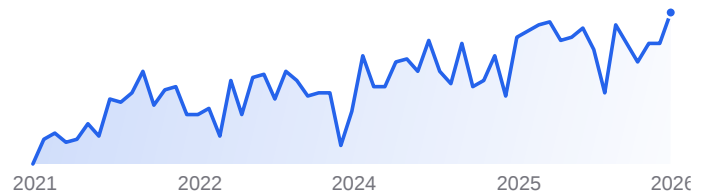
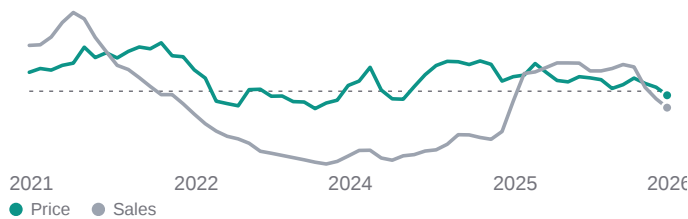


Growth (year over year)

Price -1.8% · Sales -7.2%

Price per square foot

\$167/ft²

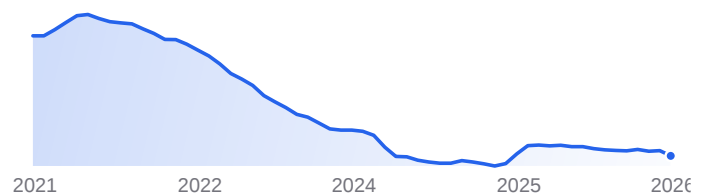
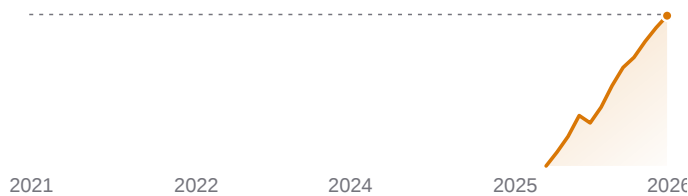


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

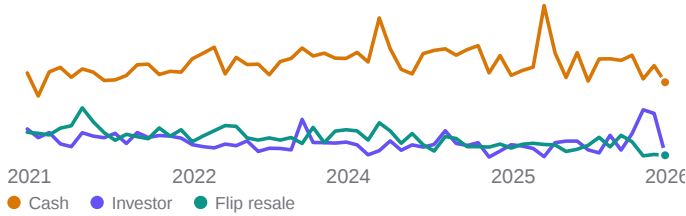
3.4%



BUYERS & OUTCOMES

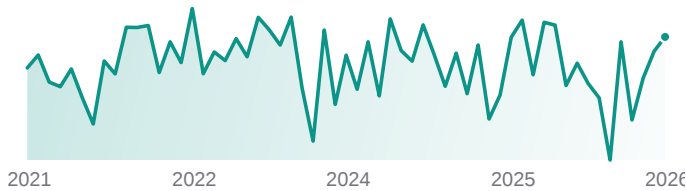
Buyer mix

Cash 31% · Investor 4.8% · Flip resale 4.3%



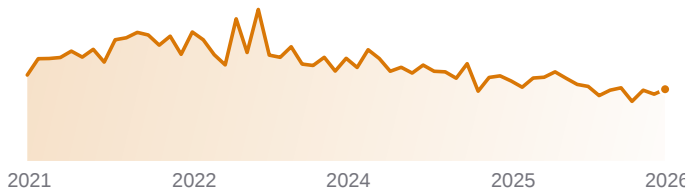
Sellers who sold at a gain

92%

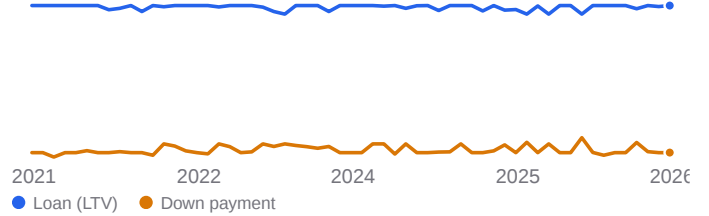


Median annualized return at resale

+6.4%

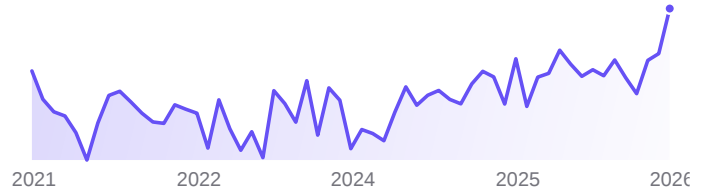


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



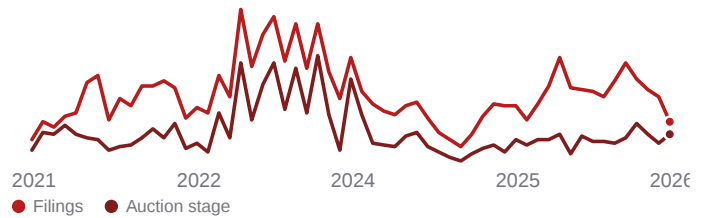
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 23 · Auction stage 16



HOUSING STOCK

Homes	87,022
Median value (AVM)	\$262K
Median size	1,585 ft²
Median bedrooms	3
Median year built	2000
Single family	79%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.5%
Owner occupied	80%
Company owned	9.7%
Median loan-to-value	41%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	219,120
Density	307 / mi²
Median household income	\$64K
Average household income	\$86K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	94
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	14.4%
Unemployment	1.2%
Average temp	61°F
Annual precip	51 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.