

Bamberg County, SC

County · SC · South Carolina

SELLER'S MARKET

\$154K

MEDIAN SALE PRICE

+145.6%

1-YR CHANGE

62

SALES (12 MO)

\$88K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

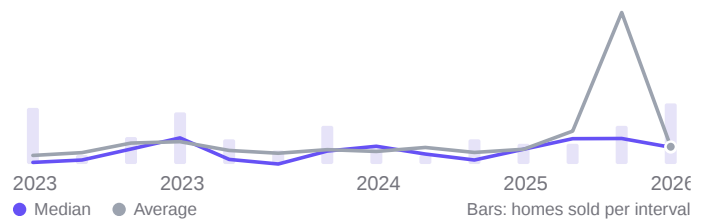
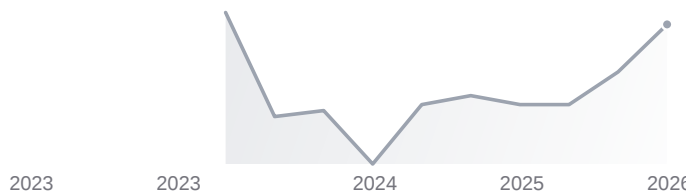
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$157K · Average \$161K

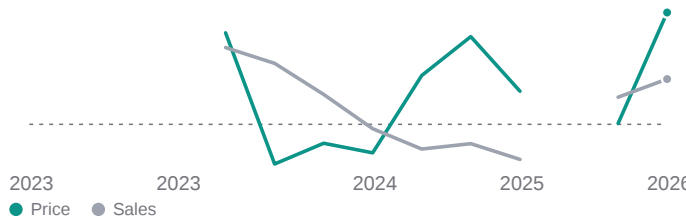


Growth (year over year)

Price +145.6% · Sales +59.0%

Price per square foot

\$69/ft²



Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

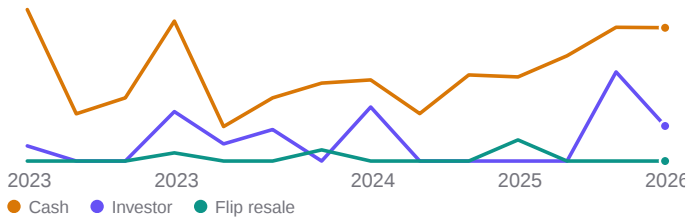
1.0%



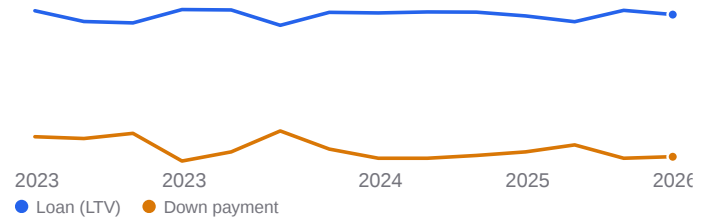
BUYERS & OUTCOMES

Buyer mix

Cash 70% · Investor 19% · Flip resale 0%

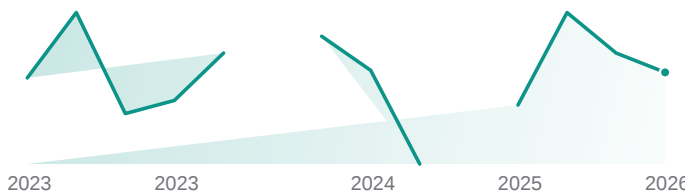


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.8%



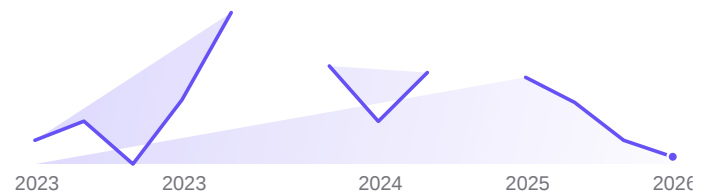
Sellers who sold at a gain

70%



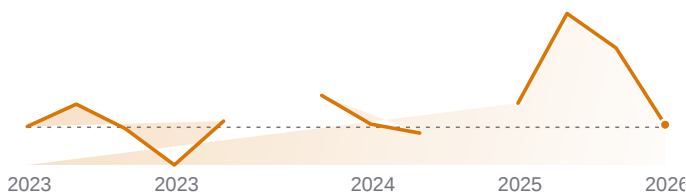
Typical hold before selling

4.6 yrs



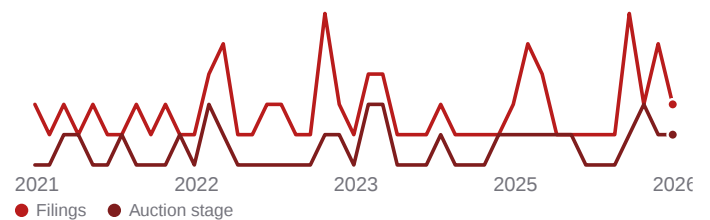
Median annualized return at resale

+1.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,063
Median value (AVM)	\$88K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1994
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	2.9%
Owner occupied	73%
Company owned	8.5%
Median loan-to-value	0%
Typical ownership tenure	4.4 yrs

COMMUNITY

Population	12,936
Density	33 / mi²
Median household income	\$47K
Average household income	\$61K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	184
Homes occupied	83%
Bachelor's or higher	9%
Poverty rate	25.4%
Unemployment	1.4%
Average temp	64°F
Annual precip	49 in
Sunshine	64%

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.