

Barnwell County, SC

County · SC · South Carolina

BALANCED MARKET

\$158K

MEDIAN SALE PRICE

+10.6%

1-YR CHANGE

173

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

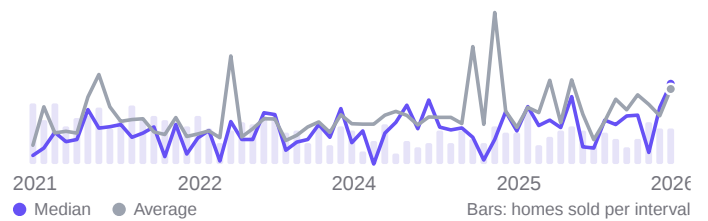
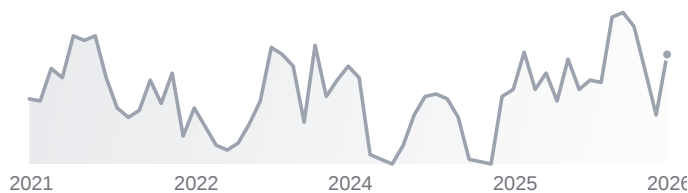
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$230K · Average \$218K

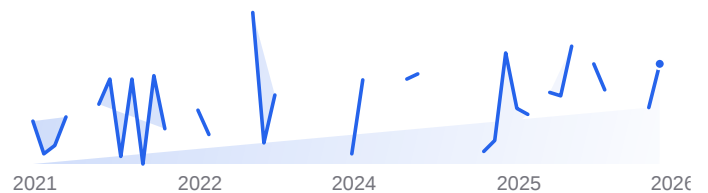
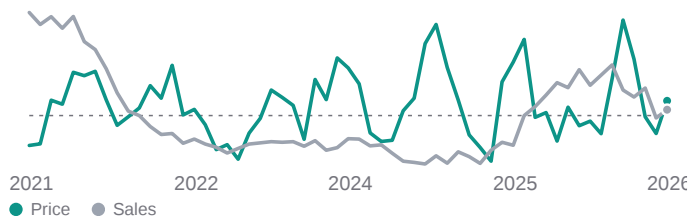


Growth (year over year)

Price +10.6% · Sales +4.2%

Price per square foot

\$133/ft²

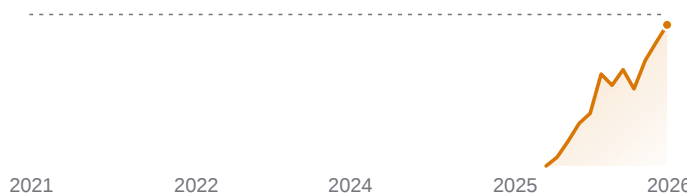


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

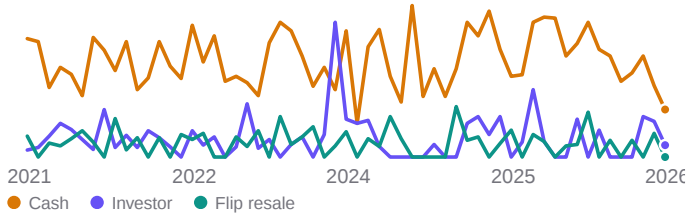
1.6%



BUYERS & OUTCOMES

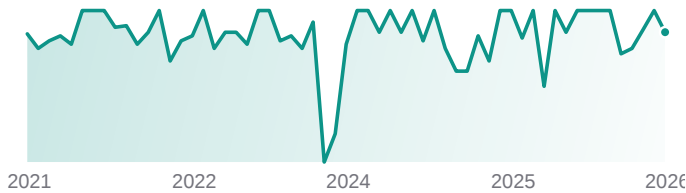
Buyer mix

Cash 24% · Investor 5.9% · Flip resale 0%



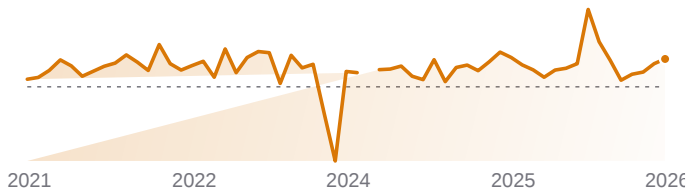
Sellers who sold at a gain

86%

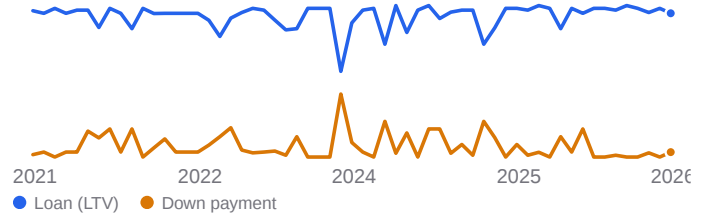


Median annualized return at resale

+12.2%

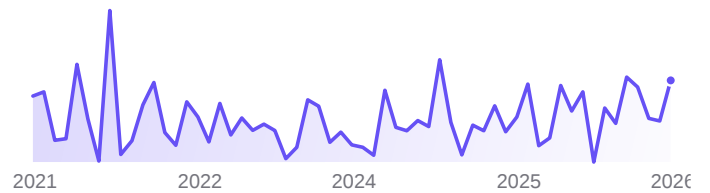


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



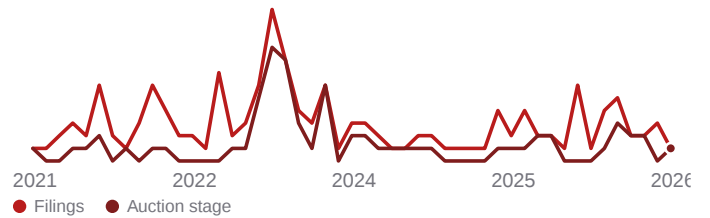
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,682
Median value (AVM)	\$122K
Median size	1,248 ft²
Median year built	1993
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.8%
Owner occupied	67%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	20,583
Density	38 / mi²
Median household income	\$49K
Average household income	\$64K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	135
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	20.5%
Unemployment	1.6%
Average temp	64°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.