

Calhoun County, SC

County · SC · South Carolina

BALANCED MARKET

\$195K

MEDIAN SALE PRICE

+35.7%

1-YR CHANGE

97

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



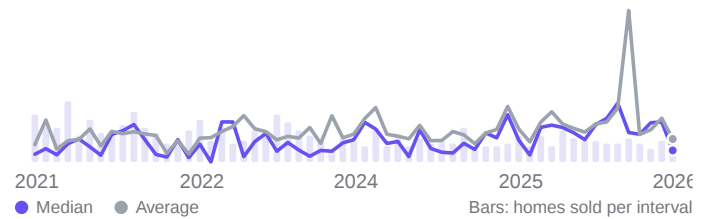
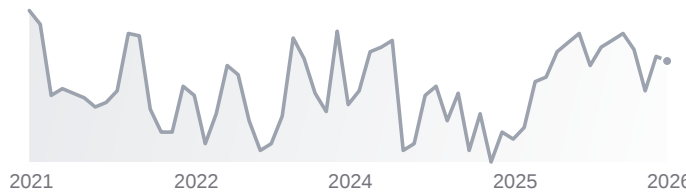
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$90K · Average \$154K

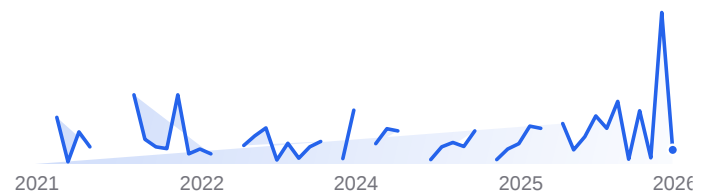
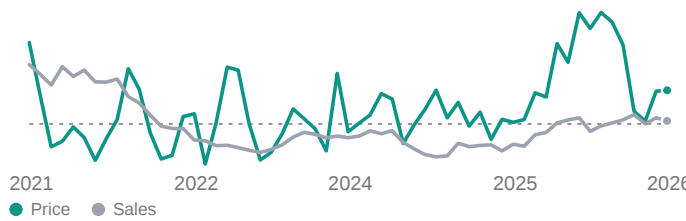


Growth (year over year)

Price +35.7% · Sales +3.2%

Price per square foot

\$35/ft²

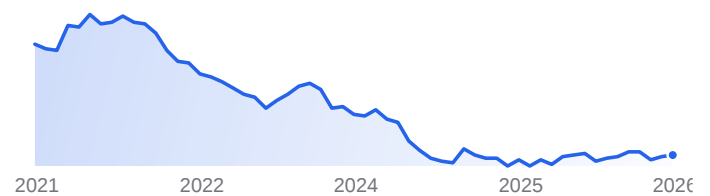


Sale premium vs estimated value

+1.1%

Annual turnover (share of homes sold)

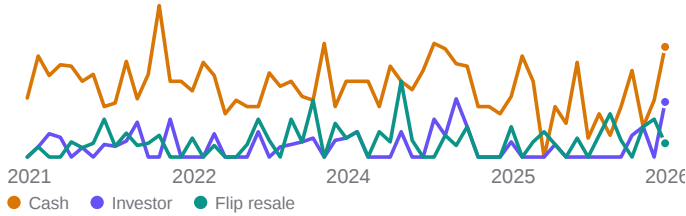
1.6%



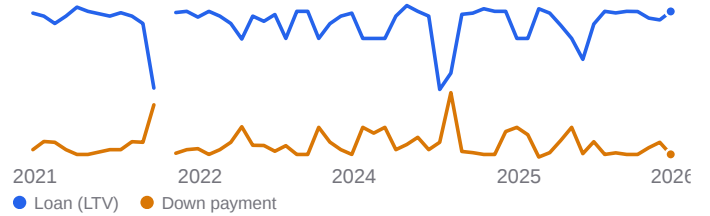
BUYERS & OUTCOMES

Buyer mix

Cash 73% · Investor 36% · Flip resale 9.1%

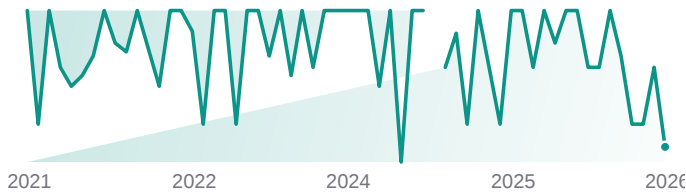


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



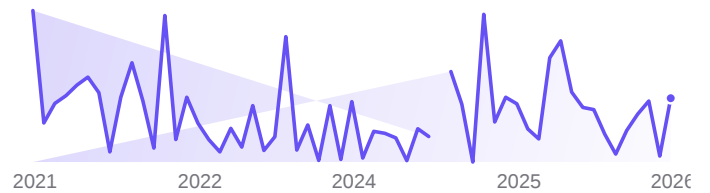
Sellers who sold at a gain

40%



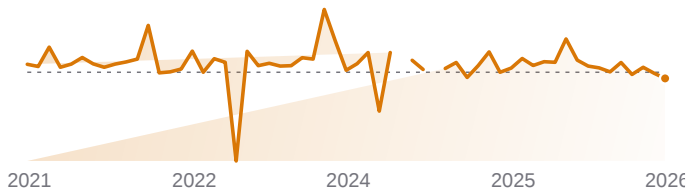
Typical hold before selling

4.1 yrs



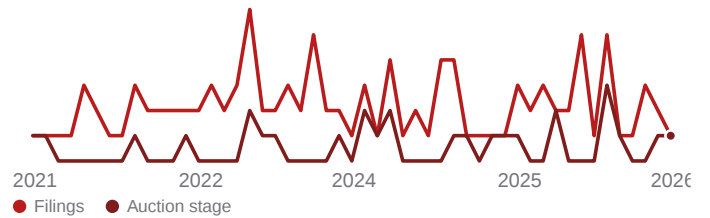
Median annualized return at resale

-6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,155
Median value (AVM)	\$159K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1995
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.5%
Owner occupied	82%
Company owned	6.3%
Median loan-to-value	39%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	14,355
Density	38 / mi²
Median household income	\$60K
Average household income	\$77K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	198
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	15.4%
Unemployment	1.1%
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.