

Clarendon County, SC

County · SC · South Carolina

BUYER'S MARKET

\$203K

MEDIAN SALE PRICE

-14.8%

1-YR CHANGE

443

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



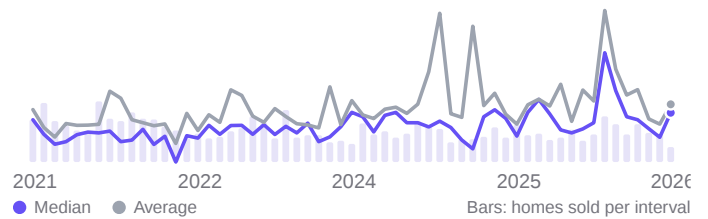
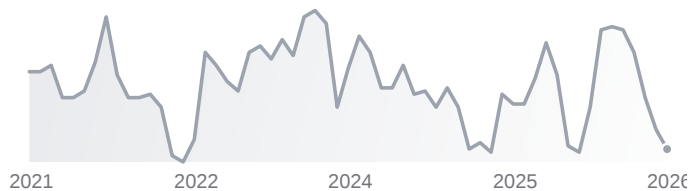
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$249K · Average \$278K

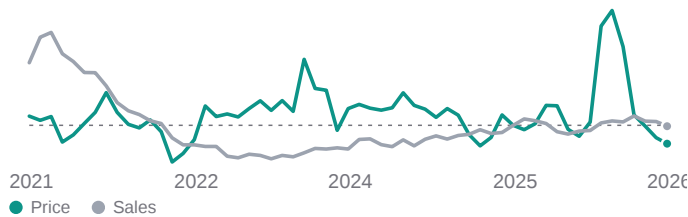


Growth (year over year)

Price -14.8% · Sales -0.7%

Price per square foot

\$151/ft²

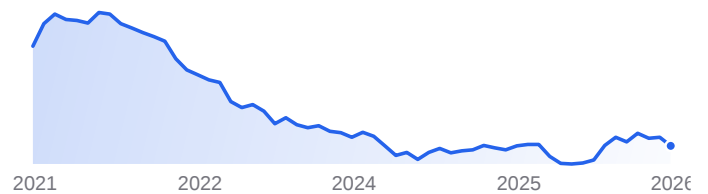


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

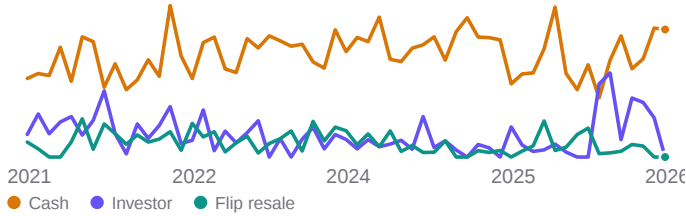
2.4%



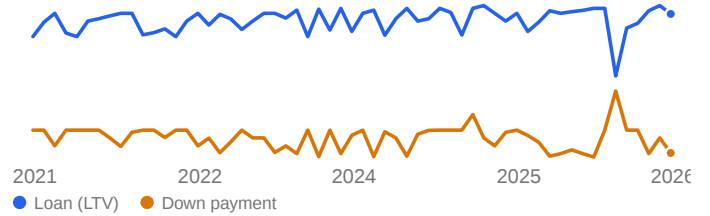
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 0% · Flip resale 0%

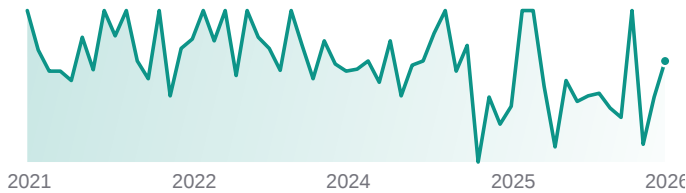


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.4%



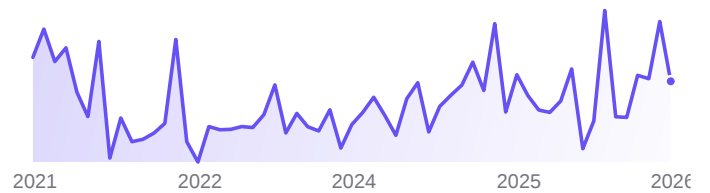
Sellers who sold at a gain

89%



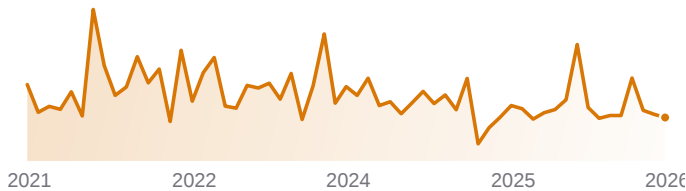
Typical hold before selling

3.9 yrs



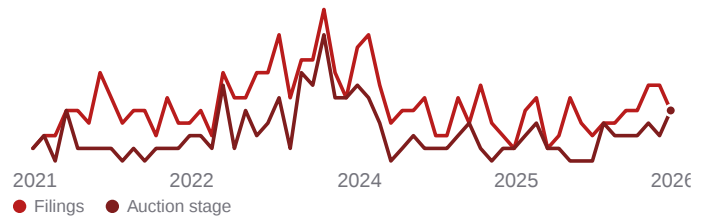
Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	18,375
Median value (AVM)	\$163K
Median size	1,449 ft²
Median bedrooms	3
Median year built	1988
Single family	59%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.0%
Owner occupied	60%
Company owned	8.3%
Median loan-to-value	0%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	31,270
Density	52 / mi²
Median household income	\$50K
Average household income	\$66K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	307
Homes occupied	81%
Bachelor's or higher	12%
Poverty rate	17.5%
Unemployment	1.0%
Average temp	64°F
Annual precip	49 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.