

Florence County, SC

County · SC · South Carolina

BUYER'S MARKET

\$210K

MEDIAN SALE PRICE

-10.5%

1-YR CHANGE

1,421

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



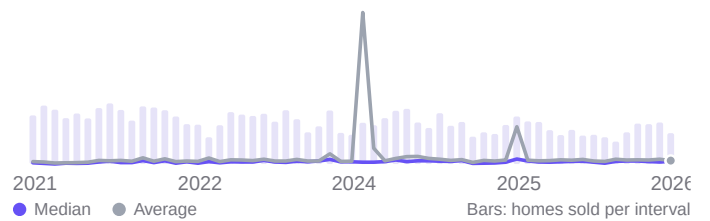
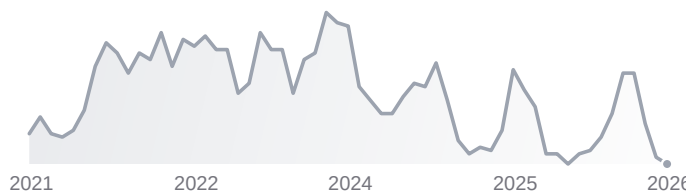
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$215K · Average \$236K

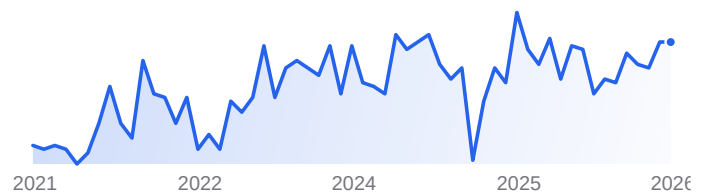
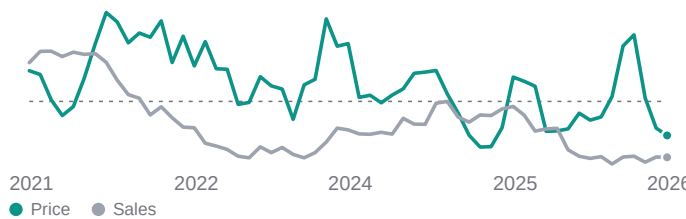


Growth (year over year)

Price -10.5% · Sales -17.2%

Price per square foot

\$138/ft²

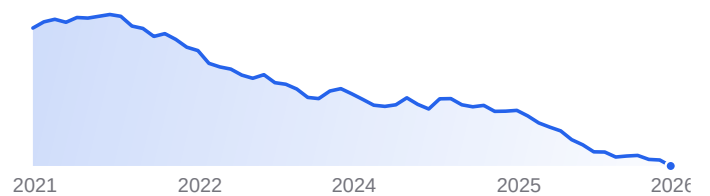
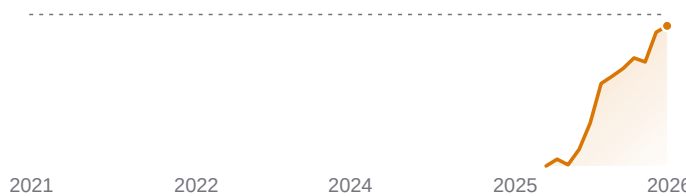


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

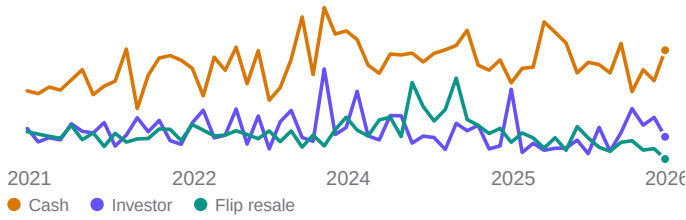
2.5%



BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 8.8% · Flip resale 0.9%



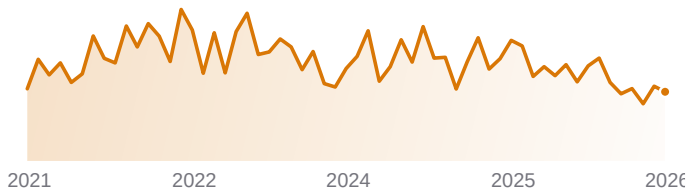
Sellers who sold at a gain

88%

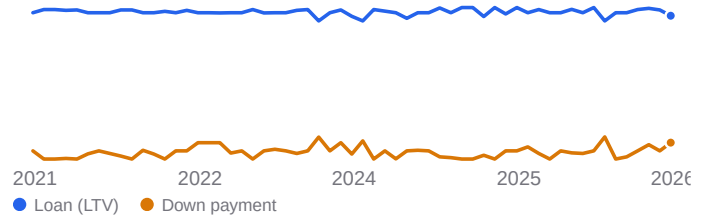


Median annualized return at resale

+3.9%

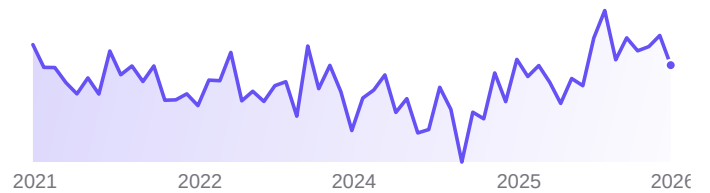


Financing (share of purchase price) Loan (LTV) 93% · Down payment 15%



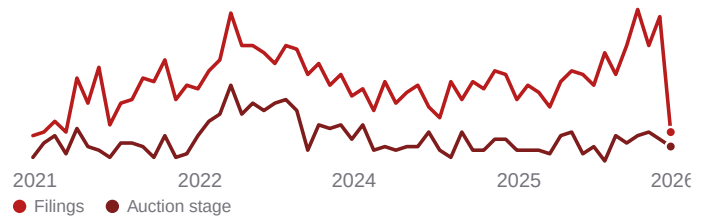
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 9 · Auction stage 5



HOUSING STOCK

Homes	56,996
Median value (AVM)	\$186K
Median size	1,510 ft²
Median bedrooms	3
Median year built	1985
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.5%
Owner occupied	52%
Company owned	15%
Median loan-to-value	45%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	138,858
Density	174 / mi²
Median household income	\$60K
Average household income	\$81K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	232
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	17.0%
Unemployment	1.2%
Average temp	63°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.