

Greenwood County, SC

County · SC · South Carolina

BALANCED MARKET

\$190K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

1,136

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



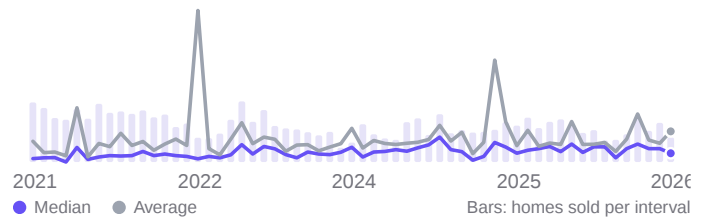
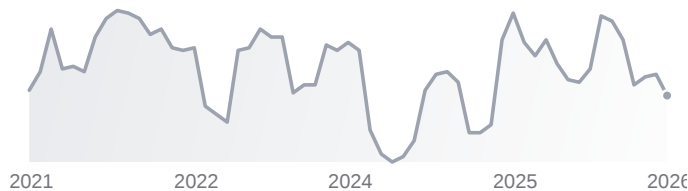
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$170K · Average \$313K

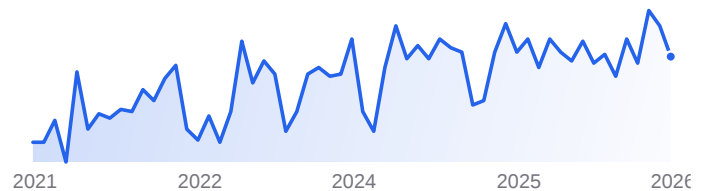
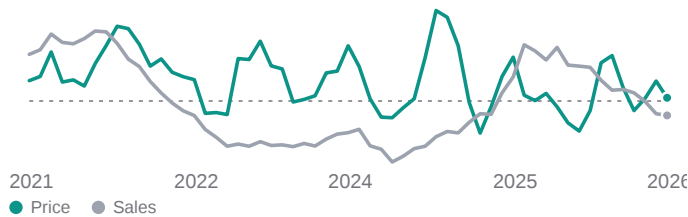


Growth (year over year)

Price +1.7% · Sales -7.5%

Price per square foot

\$132/ft²

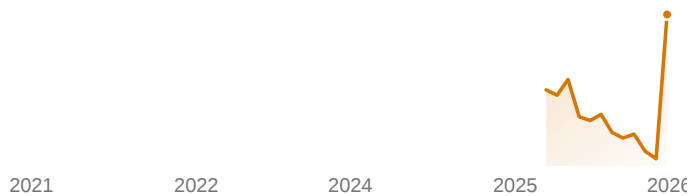


Sale premium vs estimated value

+7.4%

Annual turnover (share of homes sold)

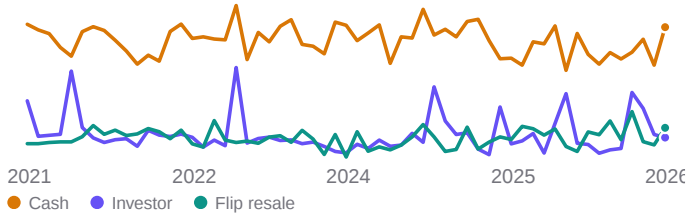
3.4%



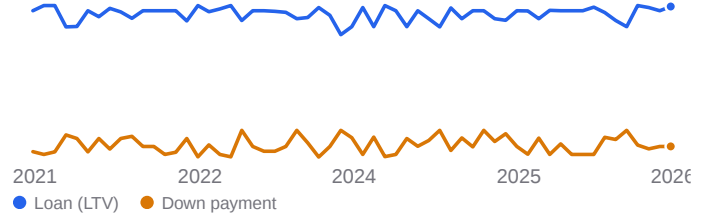
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 8.5% · Flip resale 13%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



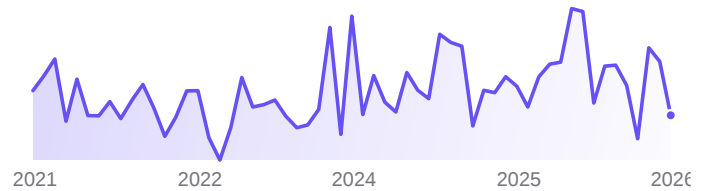
Sellers who sold at a gain

85%



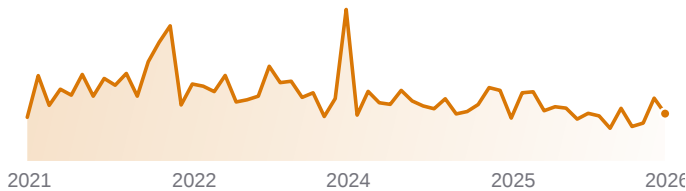
Typical hold before selling

2.6 yrs



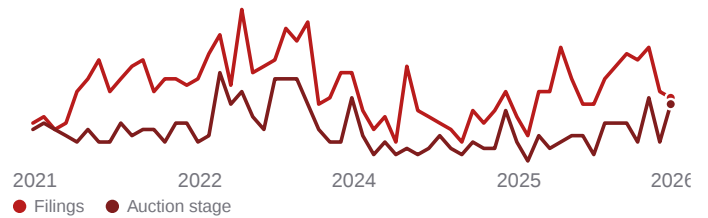
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 10 · Auction stage 9



HOUSING STOCK

Homes	33,729
Median value (AVM)	\$171K
Median size	1,431 ft²
Median bedrooms	3
Median year built	1978
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.0%
Owner occupied	64%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	70,491
Density	155 / mi²
Median household income	\$53K
Average household income	\$75K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	106
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	14.1%
Unemployment	1.2%
Average temp	61°F
Annual precip	47 in
Sunshine	61%

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.