

Lancaster County, SC

County · SC · South Carolina

BALANCED MARKET

\$400K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

1,665

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



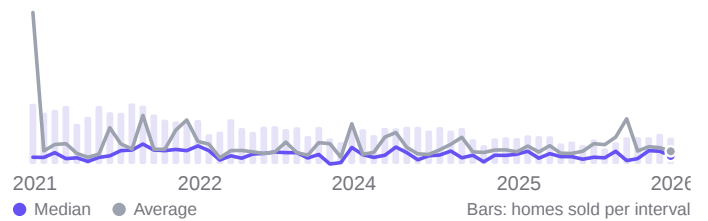
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$375K · Average \$411K

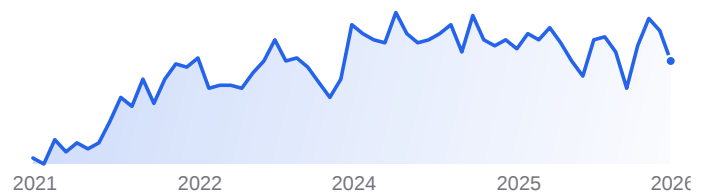
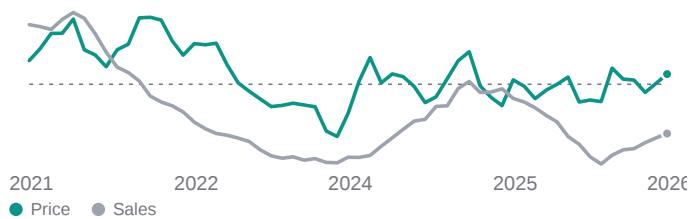


Growth (year over year)

Price +3.9% · Sales -18.9%

Price per square foot

\$192/ft²

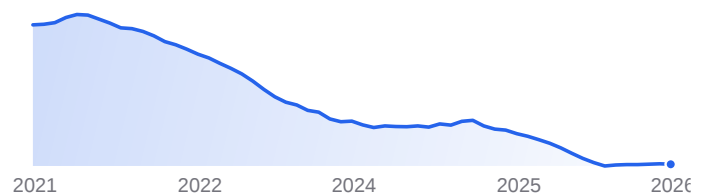
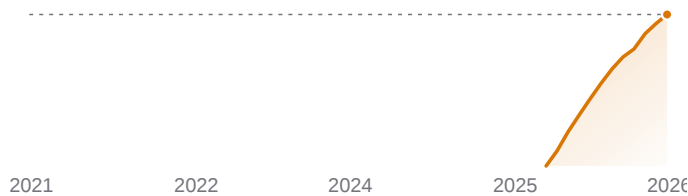


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

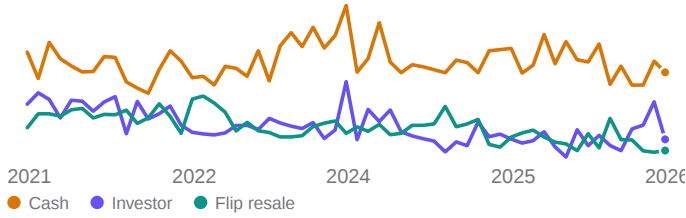
3.7%



BUYERS & OUTCOMES

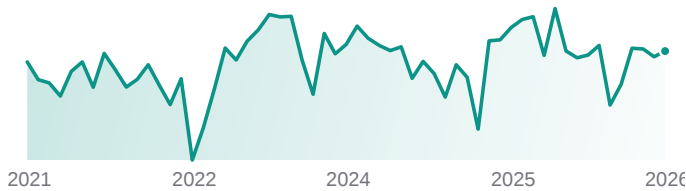
Buyer mix

Cash 32% · Investor 8.6% · Flip resale 4.6%



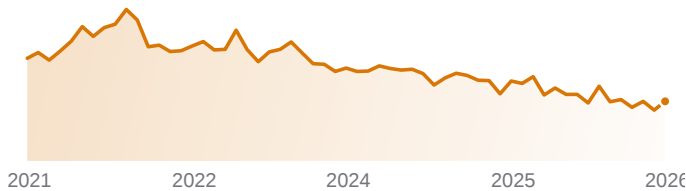
Sellers who sold at a gain

88%

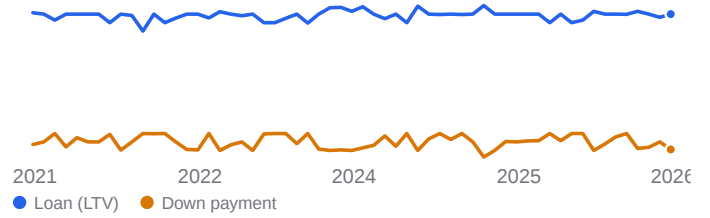


Median annualized return at resale

+5.4%

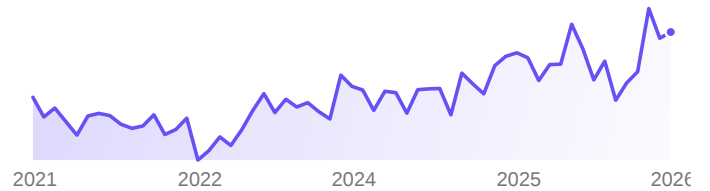


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



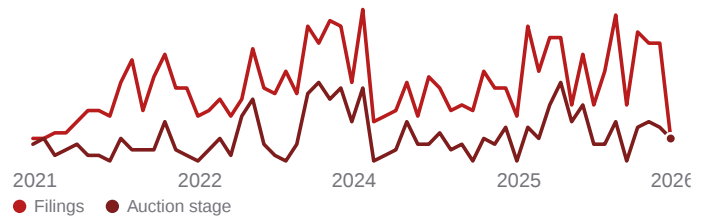
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	45,035
Median value (AVM)	\$368K
Median size	1,760 ft²
Median year built	2001
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	8.6%
Median loan-to-value	44%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	112,999
Density	206 / mi²
Median household income	\$75K
Average household income	\$98K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	96
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	10.6%
Unemployment	1.3%
Average temp	61°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.