

Lee County, SC

County · SC · South Carolina

BALANCED MARKET

\$102K

MEDIAN SALE PRICE

-17.3%

1-YR CHANGE

55

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



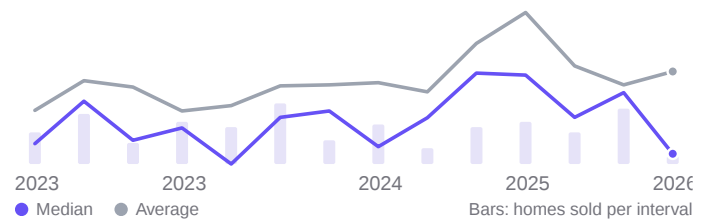
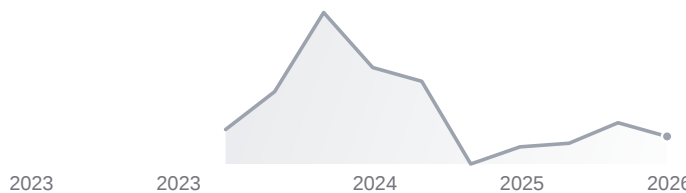
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$77K · Average \$157K

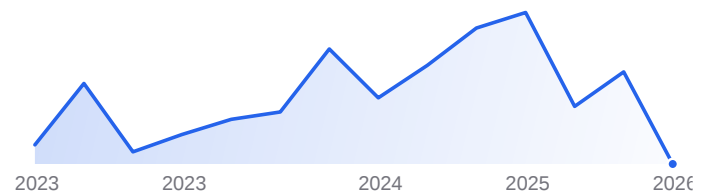
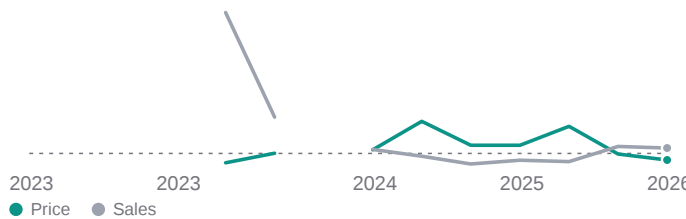


Growth (year over year)

Price -17.3% · Sales +14.6%

Price per square foot

\$52/ft²

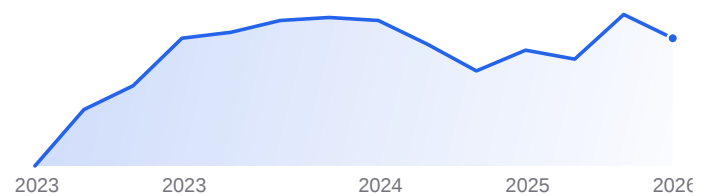


Sale premium vs estimated value

-40.8%

Annual turnover (share of homes sold)

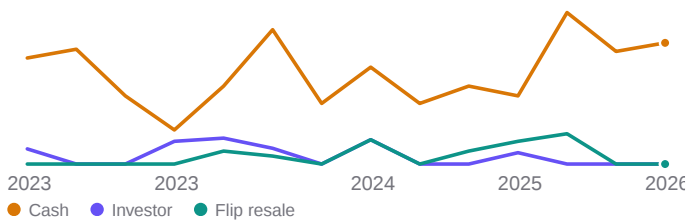
0.9%



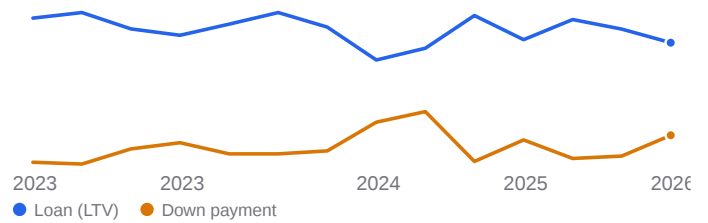
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

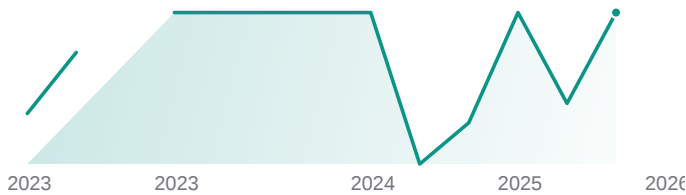


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



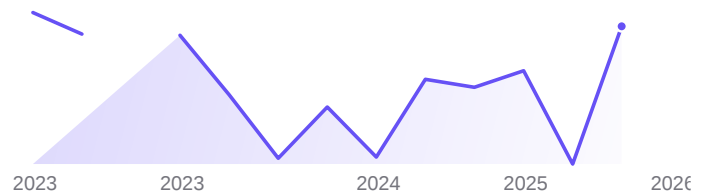
Sellers who sold at a gain

100%



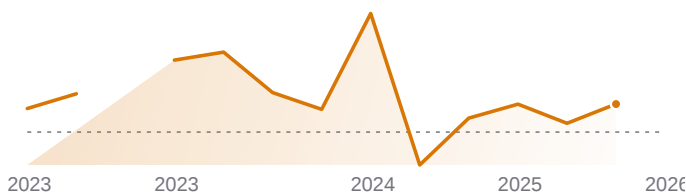
Typical hold before selling

8.7 yrs



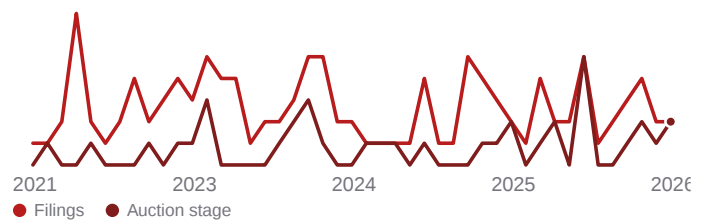
Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,126
Median value (AVM)	\$98K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1996
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	2.3%
Owner occupied	80%
Company owned	6.1%
Median loan-to-value	0%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	16,007
Density	39 / mi²
Median household income	\$43K
Average household income	\$57K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	171
Homes occupied	83%
Bachelor's or higher	8%
Poverty rate	29.3%
Unemployment	1.1%
Average temp	63°F
Annual precip	47 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.