

Oconee County, SC

County · SC · South Carolina

BALANCED MARKET

\$359K

MEDIAN SALE PRICE

+30.2%

1-YR CHANGE

1,219

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



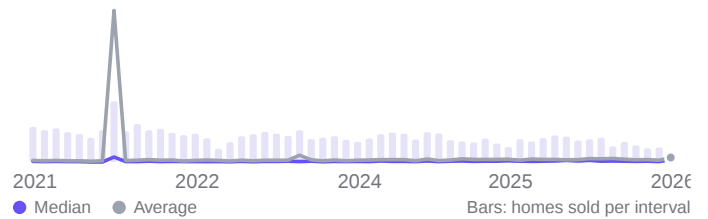
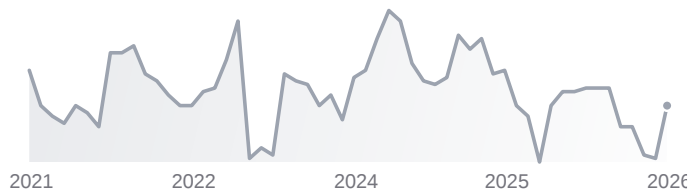
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$468K · Average \$692K

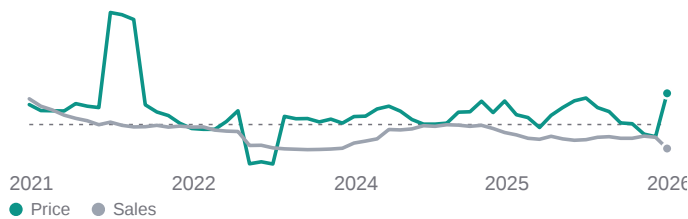


Growth (year over year)

Price +30.2% · Sales -23.1%

Price per square foot

\$286/ft²

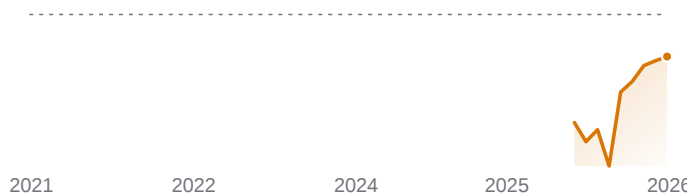


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

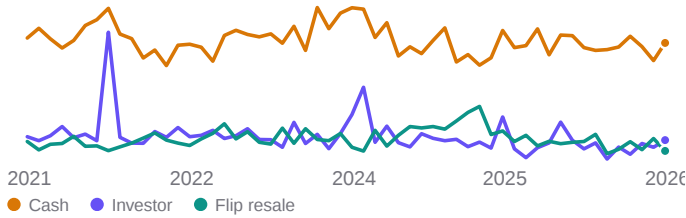
2.7%



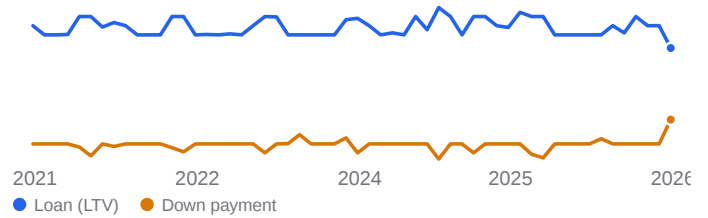
BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 8.7% · Flip resale 4.3%

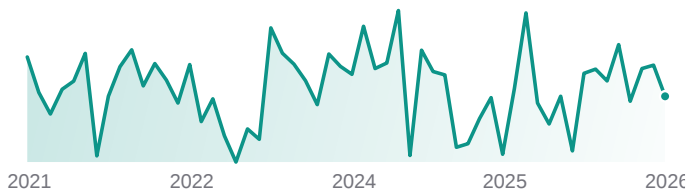


Financing (share of purchase price) Loan (LTV) 73% · Down payment 33%



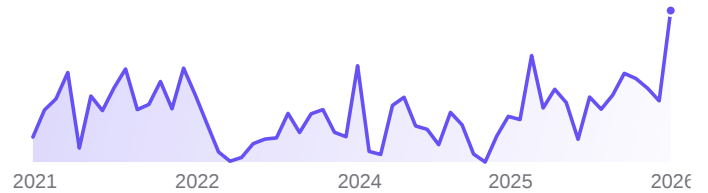
Sellers who sold at a gain

88%



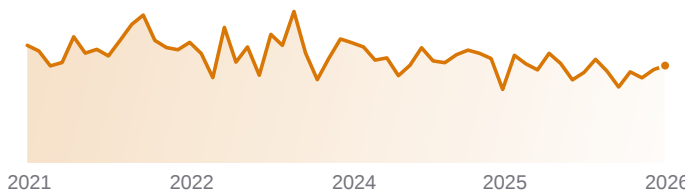
Typical hold before selling

7.1 yrs



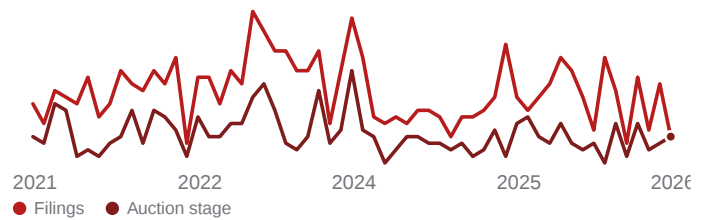
Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	44,837
Median value (AVM)	\$275K
Median size	1,544 ft²
Median bedrooms	3
Median year built	1990
Single family	78%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	63%
Company owned	14%
Median loan-to-value	28%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	83,197
Density	133 / mi²
Median household income	\$60K
Average household income	\$85K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	91
Homes occupied	83%
Bachelor's or higher	16%
Poverty rate	15.7%
Unemployment	1.0%
Average temp	60°F
Annual precip	57 in
Sunshine	61%

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