

Orangeburg County, SC

County · SC · South Carolina

BALANCED MARKET

\$188K

MEDIAN SALE PRICE

+16.3%

1-YR CHANGE

729

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



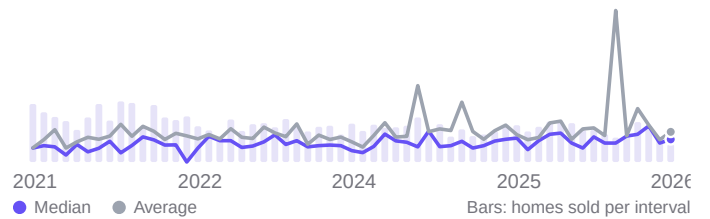
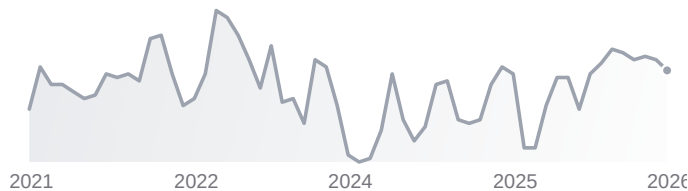
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$175K · Average \$205K

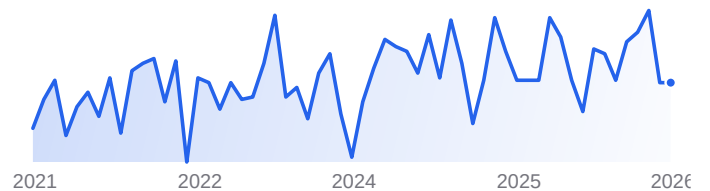
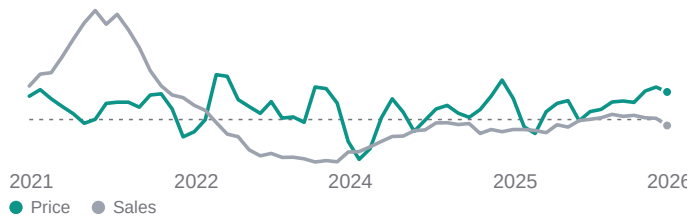


Growth (year over year)

Price +16.3% · Sales -3.6%

Price per square foot

\$99/ft²

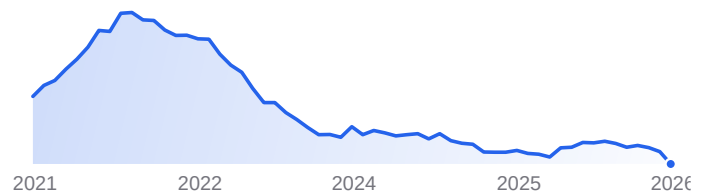
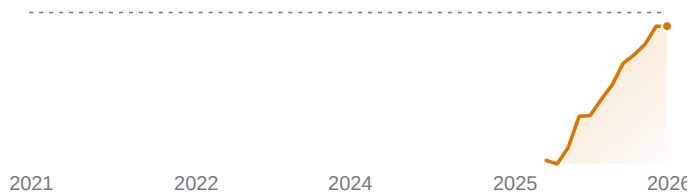


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

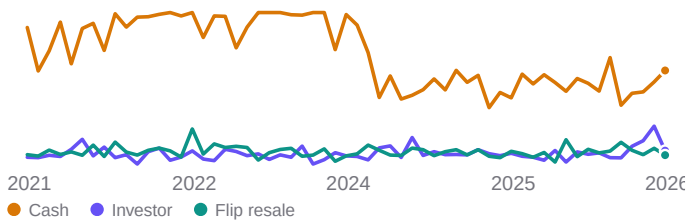
1.8%



BUYERS & OUTCOMES

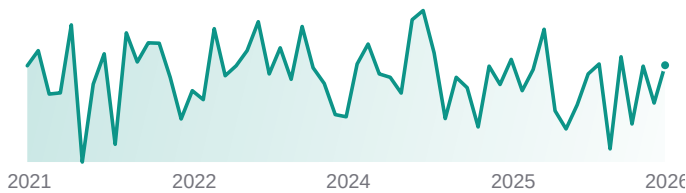
Buyer mix

Cash 62% · Investor 8.8% · Flip resale 5.9%



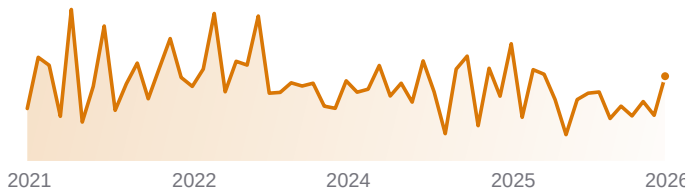
Sellers who sold at a gain

86%

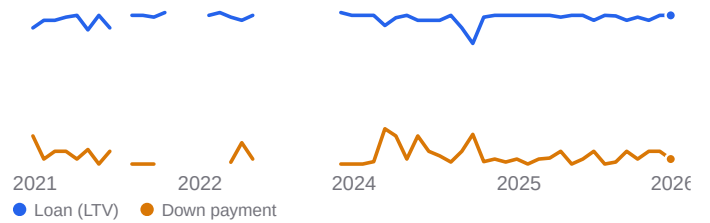


Median annualized return at resale

+8.2%

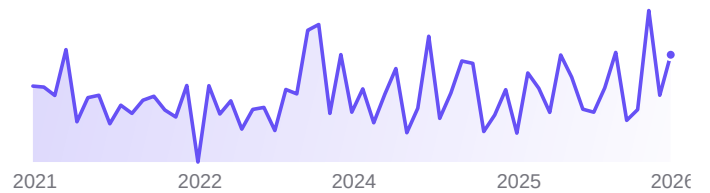


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



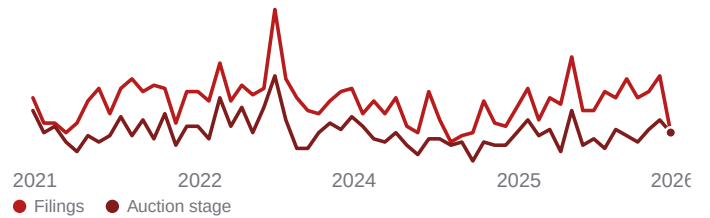
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	40,469
Median value (AVM)	\$160K
Median size	1,386 ft²
Median bedrooms	3
Median year built	1983
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.9%
Owner occupied	71%
Company owned	6.7%
Median loan-to-value	0%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	83,528
Density	76 / mi²
Median household income	\$44K
Average household income	\$63K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	232
Homes occupied	83%
Bachelor's or higher	10%
Poverty rate	22.1%
Unemployment	1.3%
Average temp	64°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.