

Pickens County, SC

County · SC · South Carolina

BALANCED MARKET

\$307K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

1,905

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



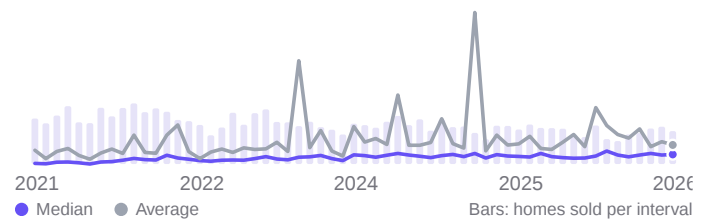
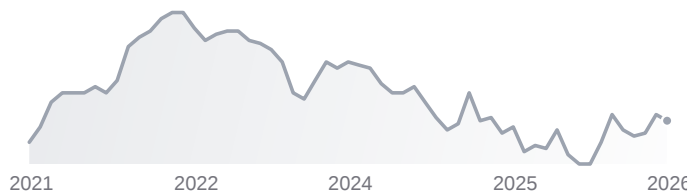
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$306K · Average \$399K

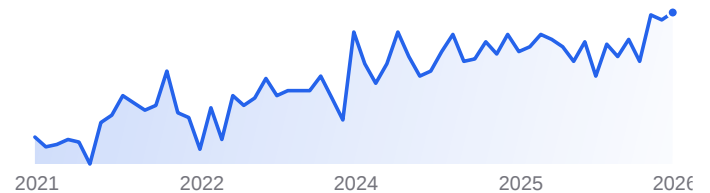
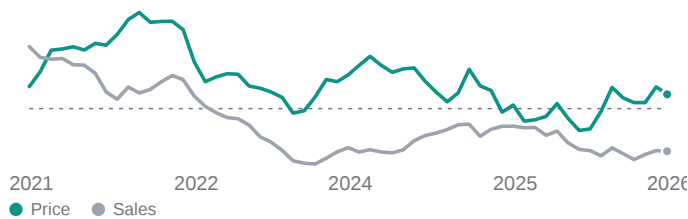


Growth (year over year)

Price +4.5% · Sales -13.5%

Price per square foot

\$193/ft²

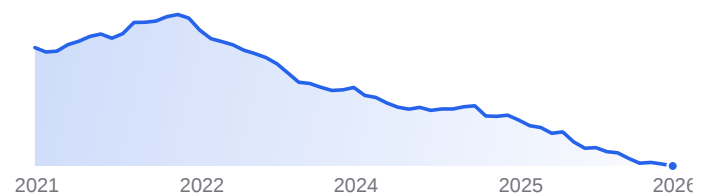
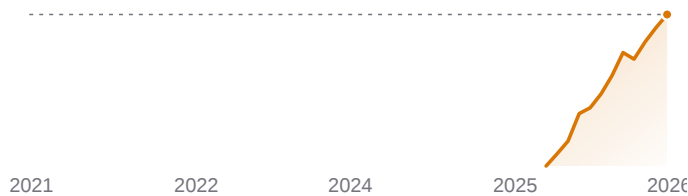


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

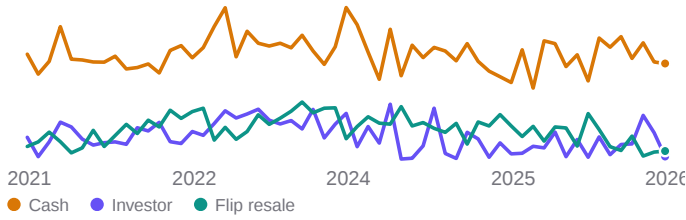
4.3%



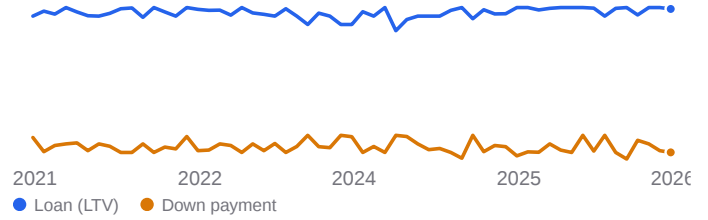
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 5.5% · Flip resale 7.3%

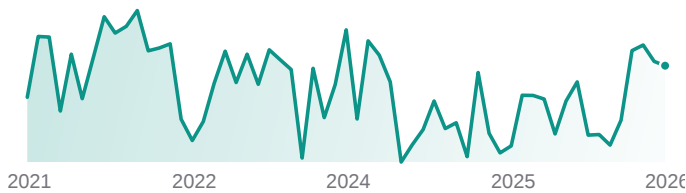


Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



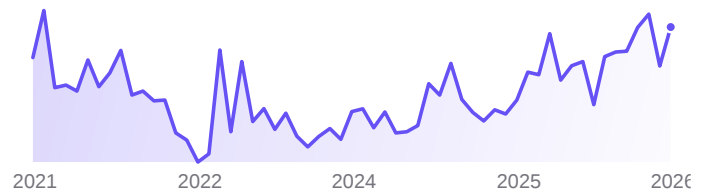
Sellers who sold at a gain

90%



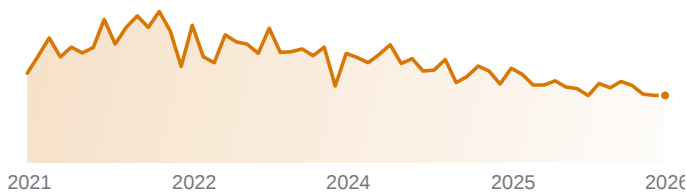
Typical hold before selling

5.4 yrs



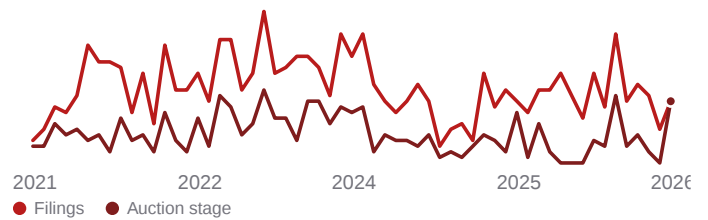
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	43,950
Median value (AVM)	\$299K
Median size	1,582 ft²
Median bedrooms	3
Median year built	1987
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	13%
Median loan-to-value	36%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	138,867
Density	279 / mi²
Median household income	\$58K
Average household income	\$83K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	96
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	15.4%
Unemployment	1.1%
Average temp	60°F
Annual precip	56 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.