

Richland County, SC

County · SC · South Carolina

BALANCED MARKET

\$265K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

6,072

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



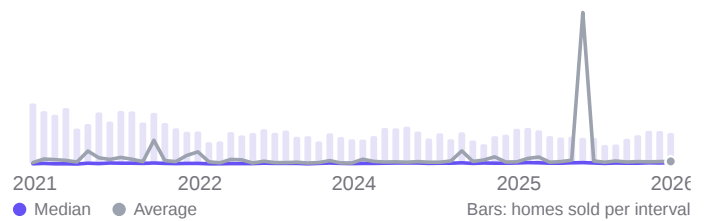
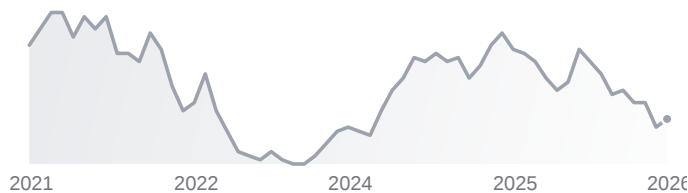
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$274K · Average \$342K

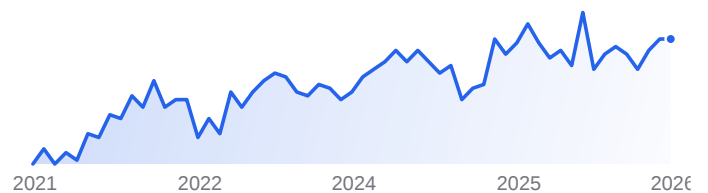
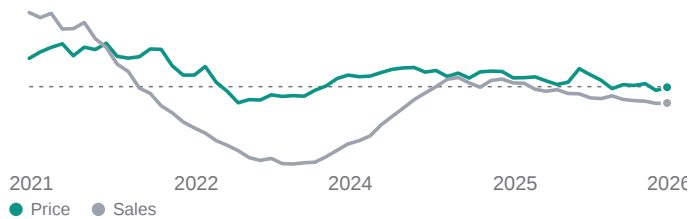


Growth (year over year)

Price -0.3% · Sales -7.6%

Price per square foot

\$148/ft²

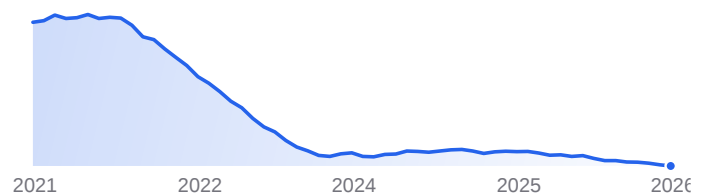
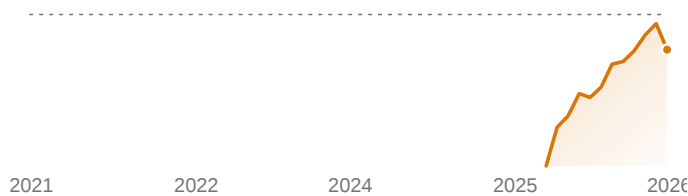


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

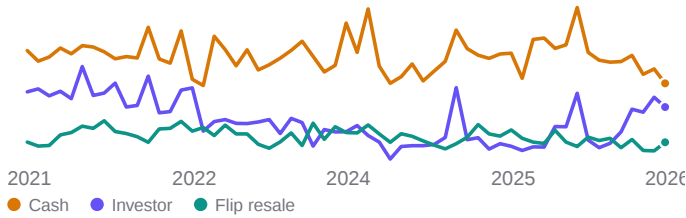
4.1%



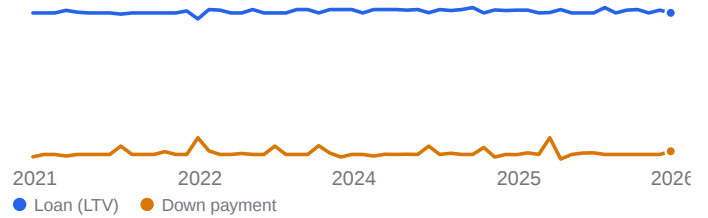
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 19% · Flip resale 9.3%

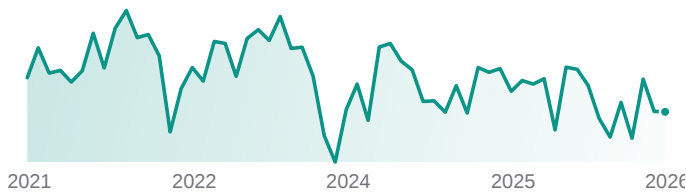


Financing (share of purchase price) Loan (LTV) 95% · Down payment 12%



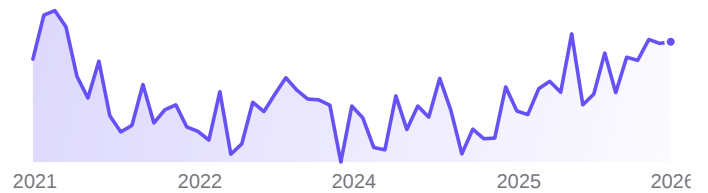
Sellers who sold at a gain

88%



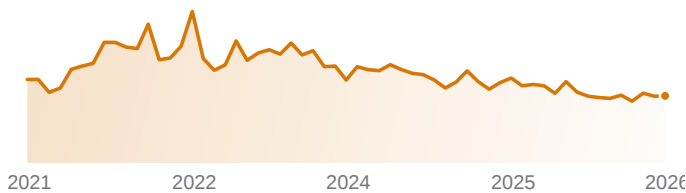
Typical hold before selling

5.6 yrs



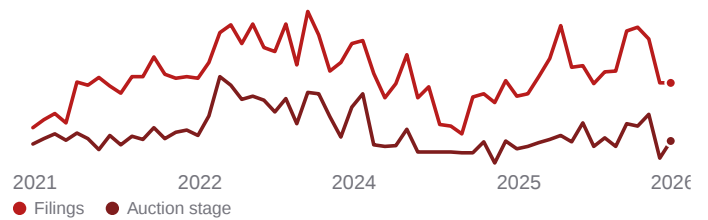
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 107 · Auction stage 33



HOUSING STOCK

Homes	148,453
Median value (AVM)	\$246K
Median size	1,771 ft²
Median bedrooms	3
Median year built	1987
Single family	85%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	61%
Company owned	19%
Median loan-to-value	51%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	433,433
Density	572 / mi²
Median household income	\$66K
Average household income	\$91K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	144
Homes occupied	91%
Bachelor's or higher	23%
Poverty rate	15.5%
Unemployment	1.1%
Average temp	63°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.