Saluda County, SC

County · SC · South Carolina

STRONG BUYER'S MARKET

$188K	-11.3%	162	$210K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

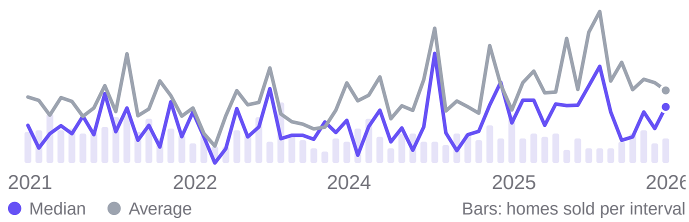
Market temperature — **Strong buyer's market · 15 / 100**

Buyer's market | Balanced | Seller's market

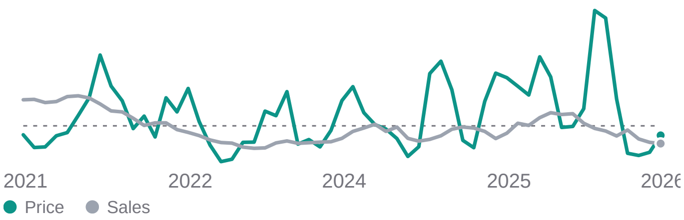
MARKET TRENDS (5 YEARS)

Market temperature (0–100) — **15 / 100**

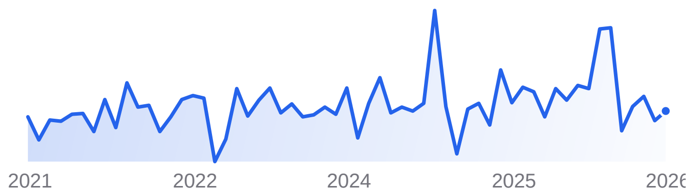
Sale prices — **Median $215K · Average $264K**



Growth (year over year) — **Price -11.3% · Sales -21.0%**

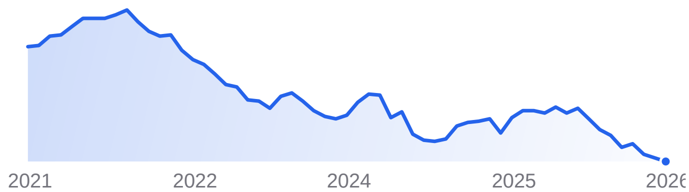


Price per square foot — **$102/ft²**



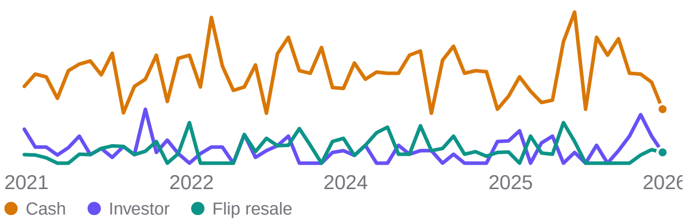
Sale premium vs estimated value — **-4.8%**

Annual turnover (share of homes sold) — **1.7%**

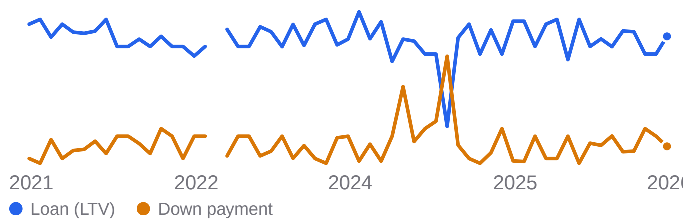


BUYERS & OUTCOMES

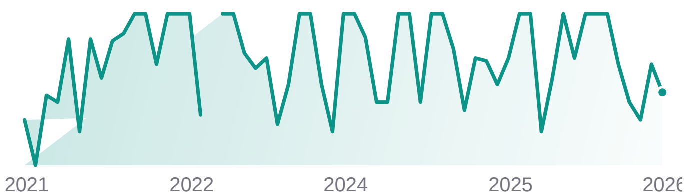
Buyer mix — **Cash 33% · Investor 6.7% · Flip resale 6.7%**



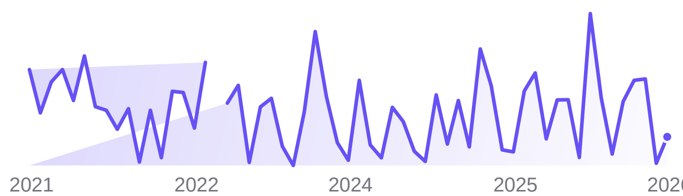
Financing (share of purchase price) — **Loan (LTV) 87% · Down payment 13%**



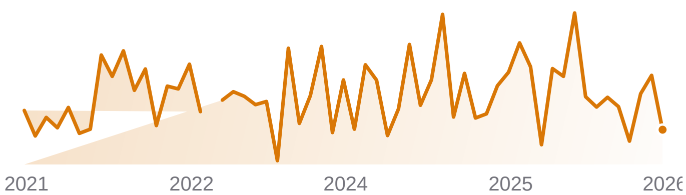
Sellers who sold at a gain — **78%**



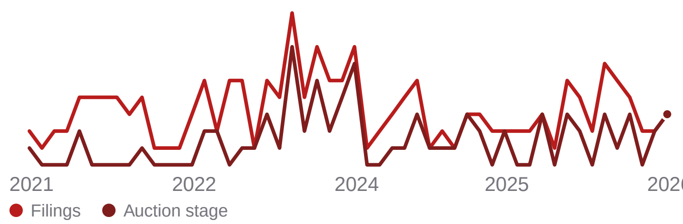
Typical hold before selling — **5.1 yrs**



Median annualized return at resale — **+3.6%**



Preforeclosure filings — **Filings 3 · Auction stage 3**



HOUSING STOCK

Homes	**9,802**
Median value (AVM)	**$210K**
Median size	**1,440 ft²**
Median bedrooms	**3**
Median year built	**1985**
Single family	**53%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**88%**
Underwater (LTV 125% or more)	**0.9%**
Owner occupied	**73%**
Company owned	**8.2%**
Median loan-to-value	**0%**
Typical ownership tenure	**11.2 yrs**

COMMUNITY

Population	19,515
Density	43 / mi²
Median household income	$56K
Average household income	$72K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	122
Homes occupied	83%
Bachelor's or higher	10%
Poverty rate	17.9%
Unemployment	1.1%
Average temp	62°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.