

Spartanburg County, SC

County · SC · South Carolina

BALANCED MARKET

\$267K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

5,076

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



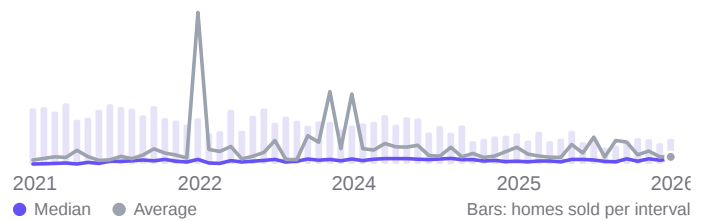
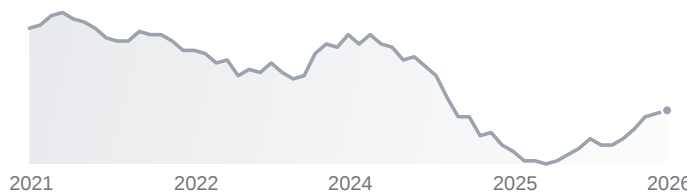
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$270K · Average \$290K

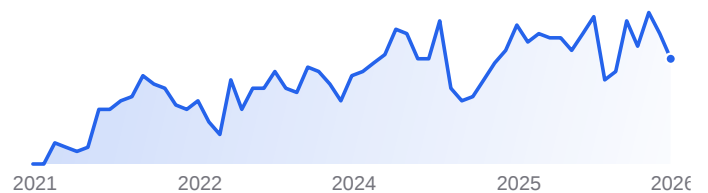
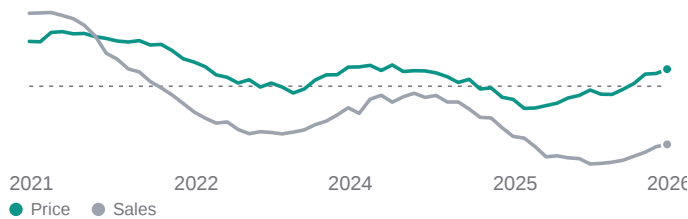


Growth (year over year)

Price +7.2% · Sales -24.6%

Price per square foot

\$154/ft²

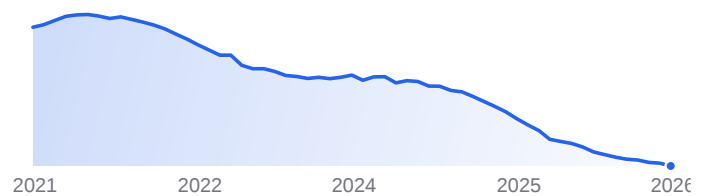
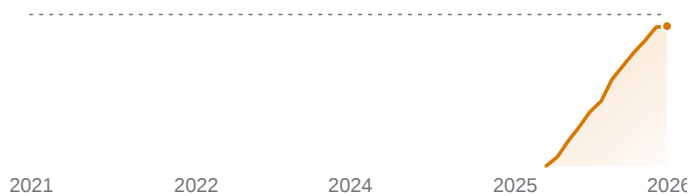


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

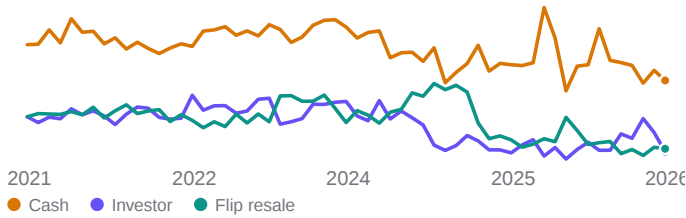
3.5%



BUYERS & OUTCOMES

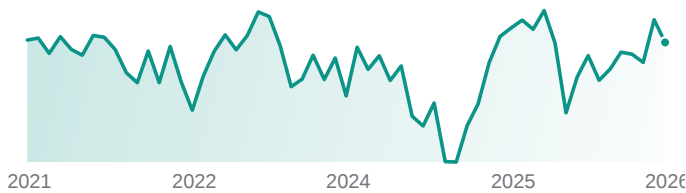
Buyer mix

Cash 30% · Investor 7.5% · Flip resale 8.4%



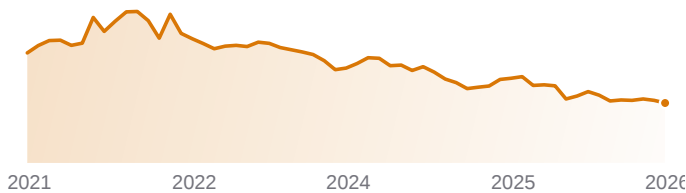
Sellers who sold at a gain

88%

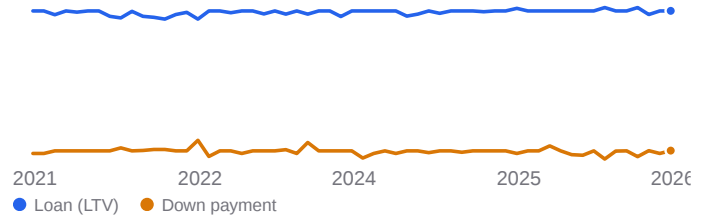


Median annualized return at resale

+5.1%

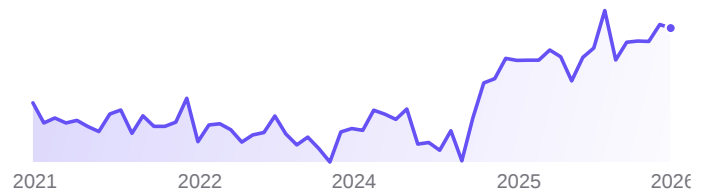


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



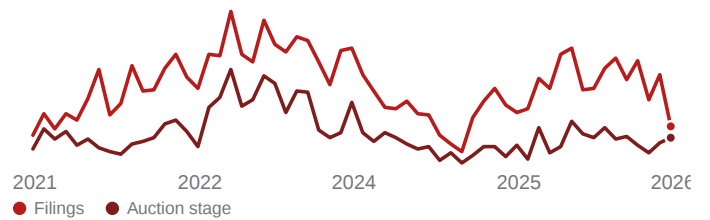
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 34 · Auction stage 25



HOUSING STOCK

Homes	144,138
Median value (AVM)	\$267K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1990
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	12%
Median loan-to-value	44%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	373,239
Density	462 / mi²
Median household income	\$64K
Average household income	\$84K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	90
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	14.7%
Unemployment	1.3%
Average temp	60°F
Annual precip	51 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.