

Sumter County, SC

County · SC · South Carolina

BUYER'S MARKET

\$221K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

1,306

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



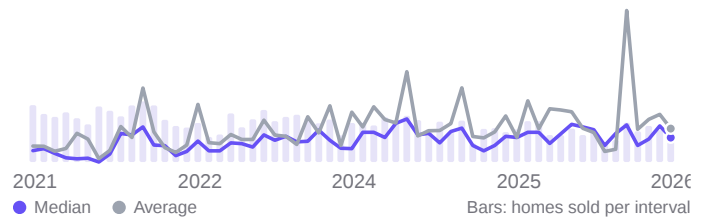
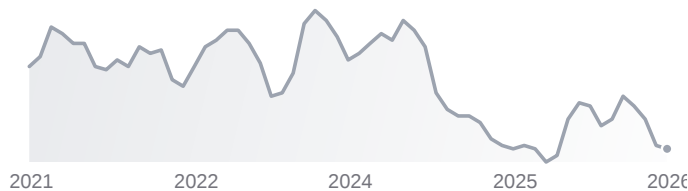
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$215K · Average \$232K

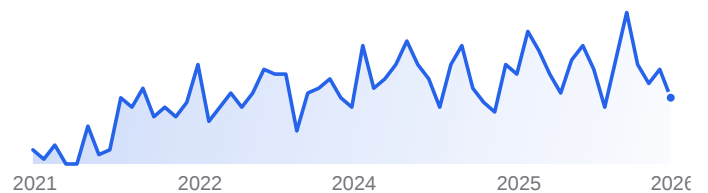
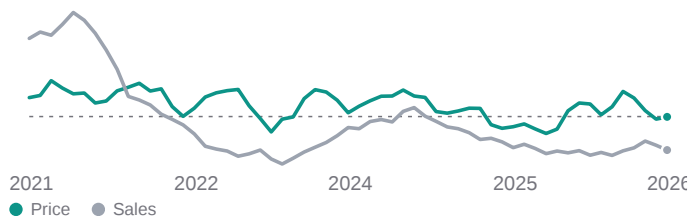


Growth (year over year)

Price -0.2% · Sales -16.2%

Price per square foot

\$119/ft²

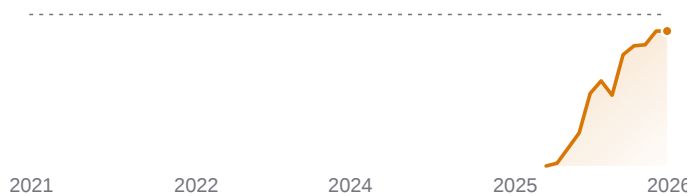


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

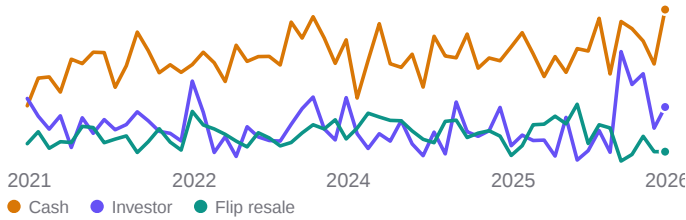
3.0%



BUYERS & OUTCOMES

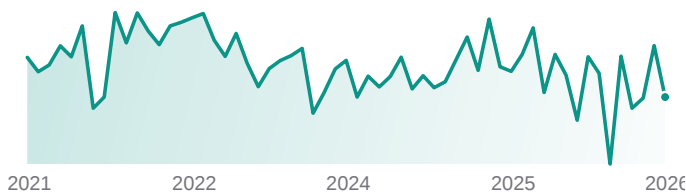
Buyer mix

Cash 40% · Investor 16% · Flip resale 5.1%



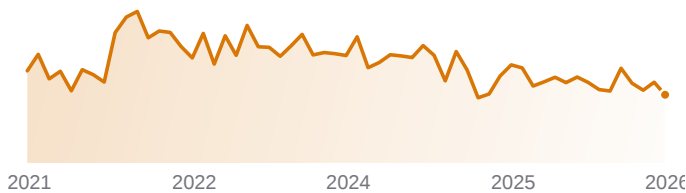
Sellers who sold at a gain

83%

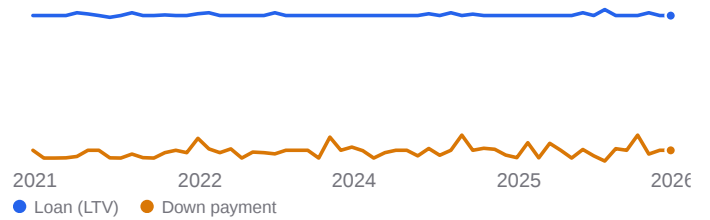


Median annualized return at resale

+4.1%

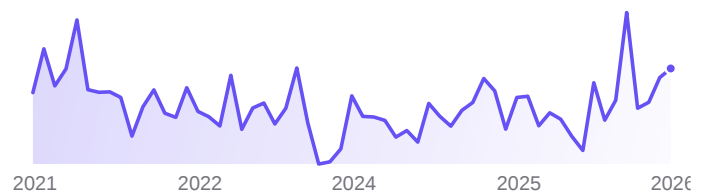


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



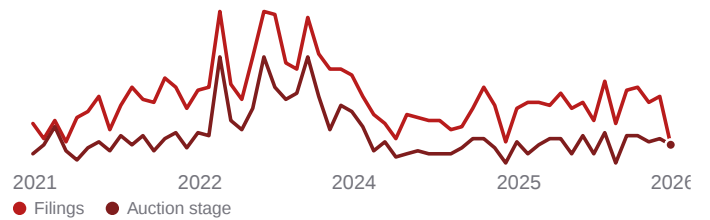
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	43,489
Median value (AVM)	\$202K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1987
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.3%
Owner occupied	72%
Company owned	12%
Median loan-to-value	53%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	105,221
Density	158 / mi²
Median household income	\$57K
Average household income	\$75K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	209
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	13.5%
Unemployment	1.1%
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.