

Saluda River Club

Neighborhood · SC · South Carolina · Lexington County

SELLER'S MARKET

\$718K

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

41

SALES (12 MO)

\$650K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



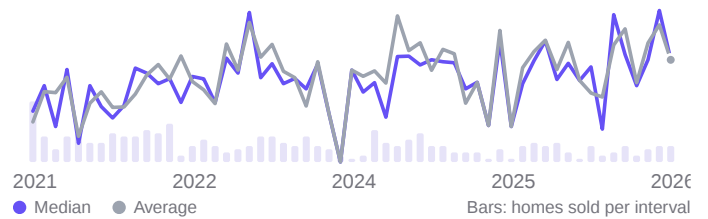
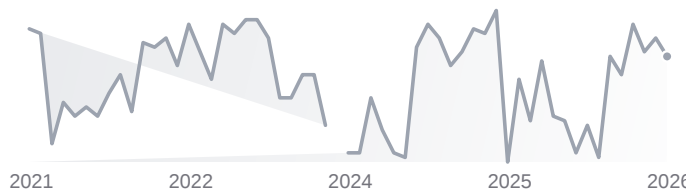
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$640K · Average \$639K

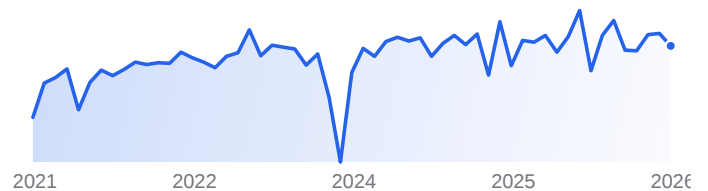
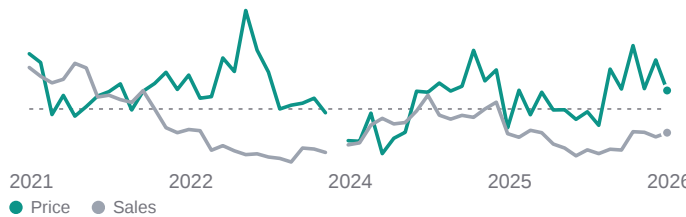


Growth (year over year)

Price +14.0% · Sales -18.0%

Price per square foot

\$245/ft²

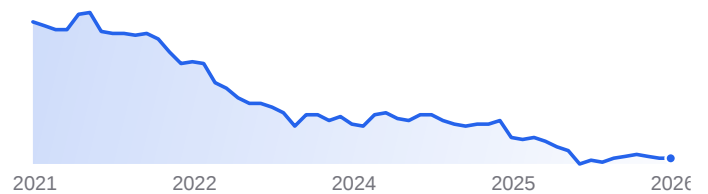
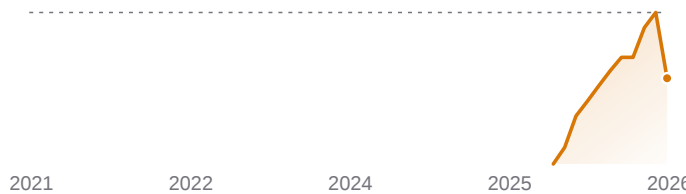


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

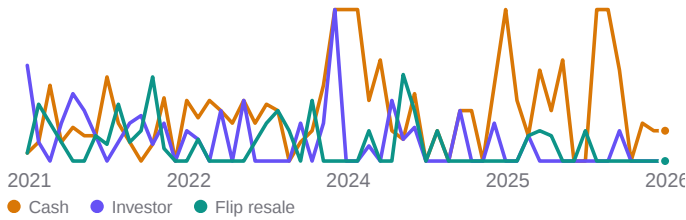
7.1%



BUYERS & OUTCOMES

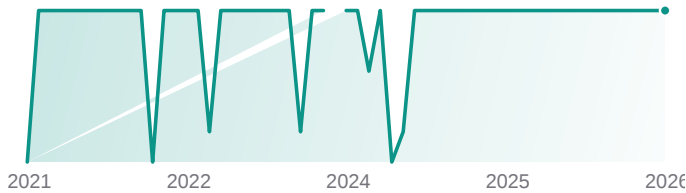
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



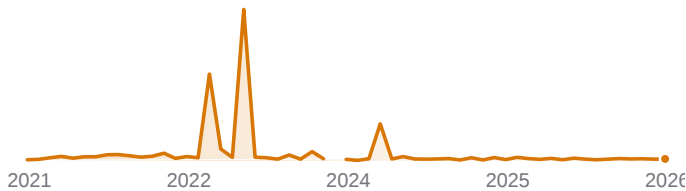
Sellers who sold at a gain

100%

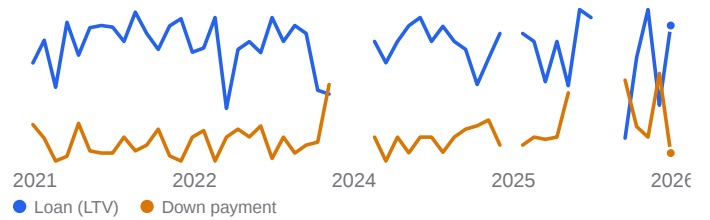


Median annualized return at resale

+4.8%

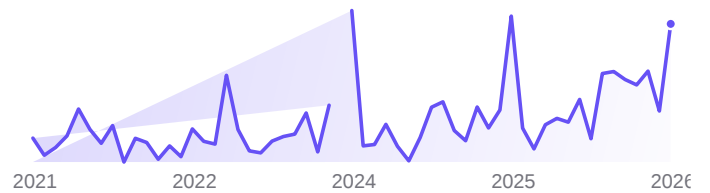


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	575
Median value (AVM)	\$650K
Median size	2,599 ft²
Median bedrooms	3
Median year built	2015
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	3.0%
Owner occupied	79%
Company owned	10%
Median loan-to-value	52%
Typical ownership tenure	6.1 yrs

COMMUNITY

Population	316
Density	759 / mi²
Median household income	\$165K
Average household income	\$189K
Crime index (US avg 100)	25
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	131
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	0.3%
Unemployment	1.4%
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.