

Cayce

City · SC · South Carolina > Lexington County

SELLER'S MARKET

\$273K

MEDIAN SALE PRICE

+26.5%

1-YR CHANGE

215

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

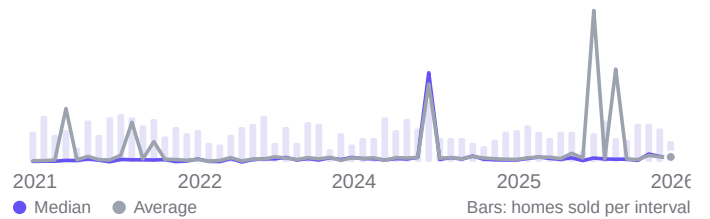
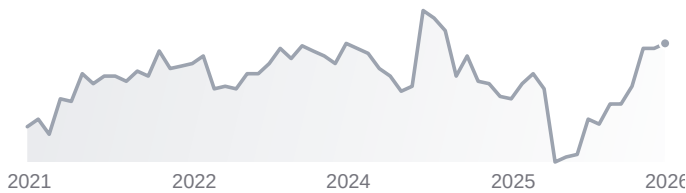
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$235K · Average \$252K

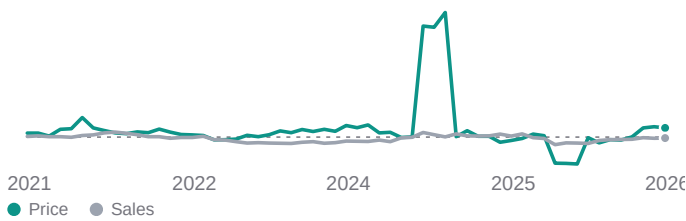


Growth (year over year)

Price +26.5% · Sales -2.7%

Price per square foot

\$155/ft²

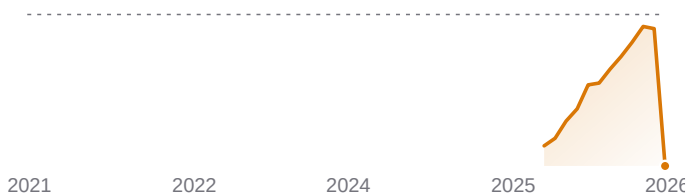


Sale premium vs estimated value

-4.2%

Annual turnover (share of homes sold)

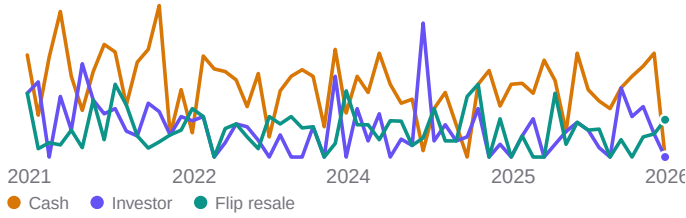
4.8%



BUYERS & OUTCOMES

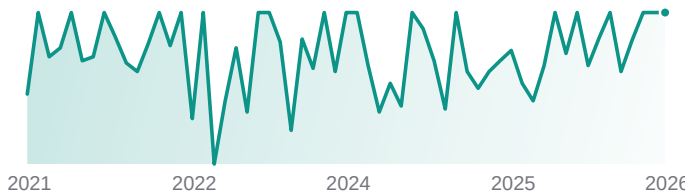
Buyer mix

Cash 0% · Investor 0% · Flip resale 15%



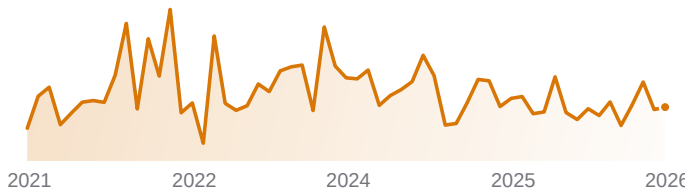
Sellers who sold at a gain

100%

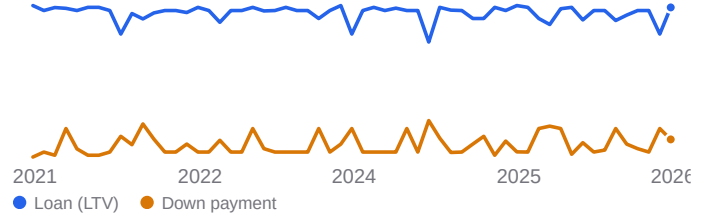


Median annualized return at resale

+6.1%

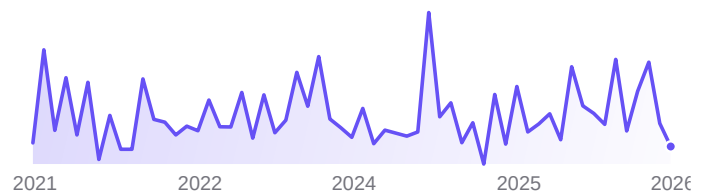


Financing (share of purchase price) Loan (LTV) 97% · Down payment 13%



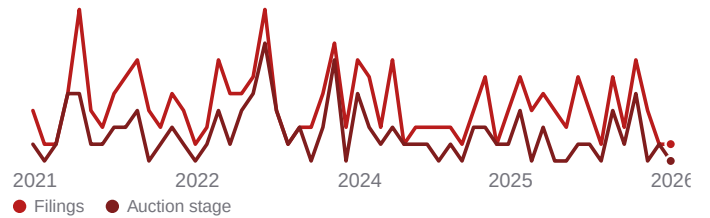
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,491
Median value (AVM)	\$217K
Median size	1,353 ft²
Median bedrooms	3
Median year built	1962
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	63%
Company owned	13%
Median loan-to-value	39%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	14,726
Density	870 / mi²
Median household income	\$59K
Average household income	\$76K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	149
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	14.6%
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.