

Vance

City · SC · South Carolina > Orangeburg County

BALANCED MARKET

\$216K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



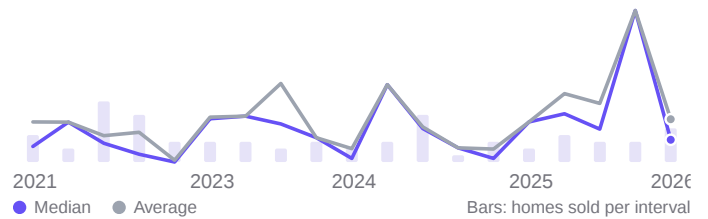
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$147K · Average \$254K

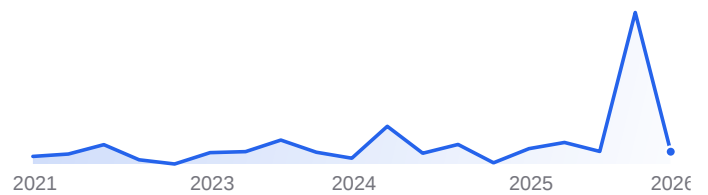
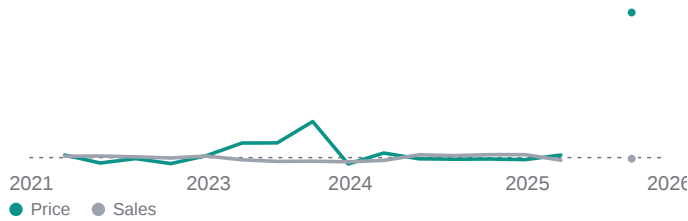


Growth (year over year)

Price +1912.8% · Sales -14.3%

Price per square foot

\$116/ft²

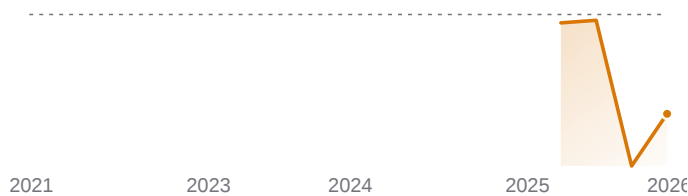


Sale premium vs estimated value

-29.4%

Annual turnover (share of homes sold)

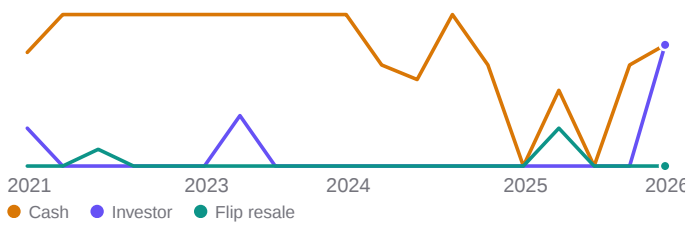
1.5%



BUYERS & OUTCOMES

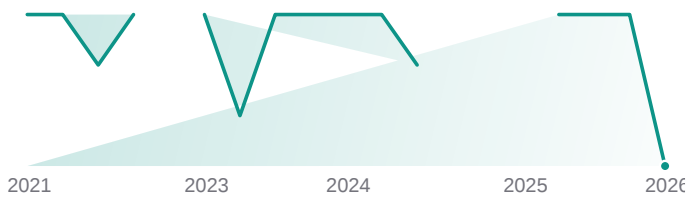
Buyer mix

Cash 80% · Investor 80% · Flip resale 0%



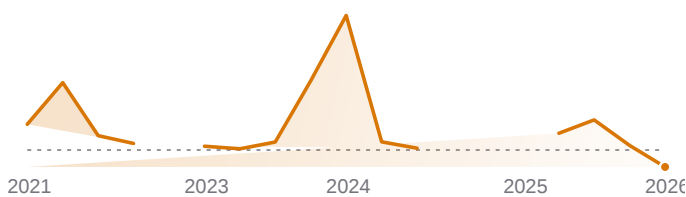
Sellers who sold at a gain

25%

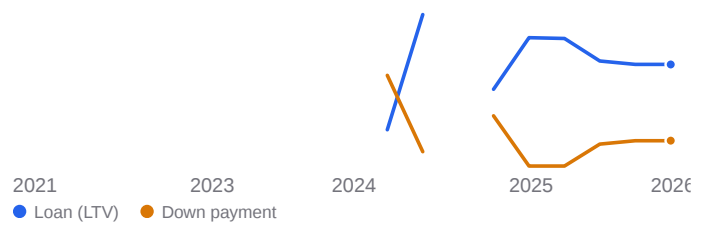


Median annualized return at resale

-25.6%

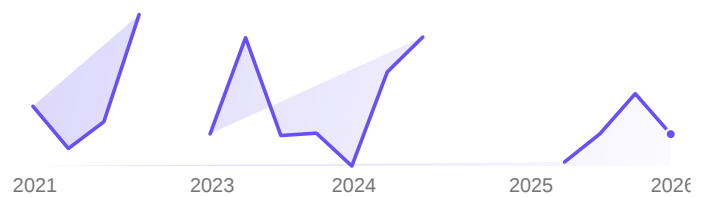


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



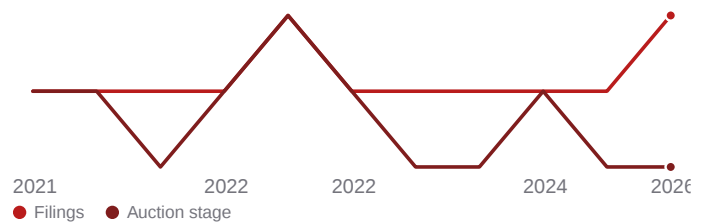
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,023
Median value (AVM)	\$190K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1987
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.4%
Owner occupied	70%
Company owned	3.6%
Median loan-to-value	0%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	129
Density	254 / mi²
Median household income	\$31K
Average household income	\$44K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	332
Homes occupied	80%
Bachelor's or higher	6%
Poverty rate	25.6%
Unemployment	2.2%
Average temp	64°F
Annual precip	49 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.