

Cope

City · SC · South Carolina > Orangeburg County

BUYER'S MARKET

\$240K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



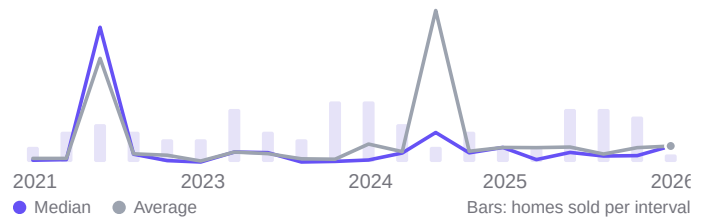
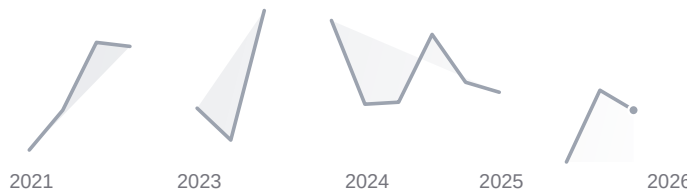
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$246K · Average \$246K

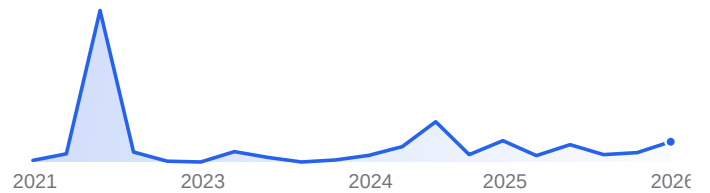
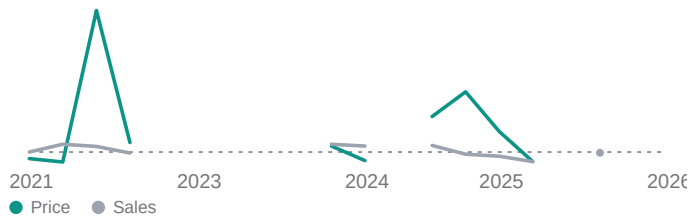


Growth (year over year)

Price -2.1% · Sales -5.3%

Price per square foot

\$134/ft²

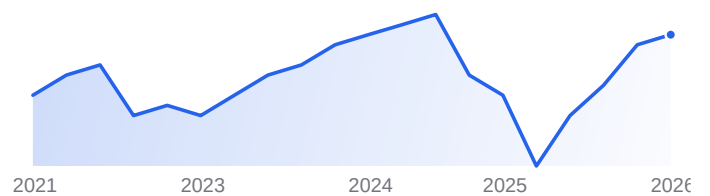
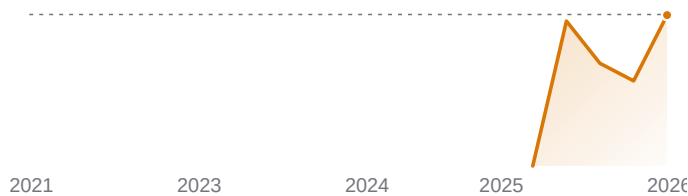


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

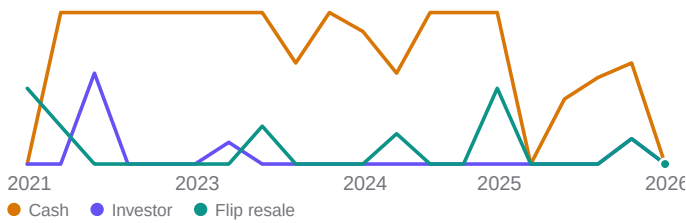
1.8%



BUYERS & OUTCOMES

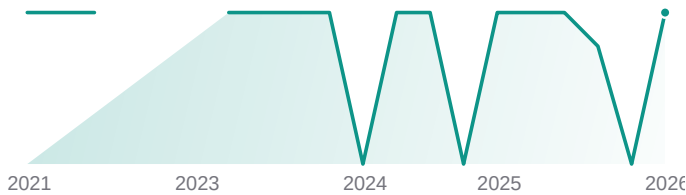
Buyer mix

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



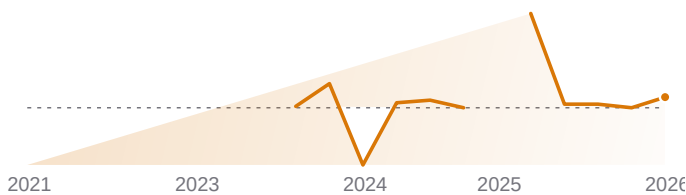
Sellers who sold at a gain

100%



Median annualized return at resale

+8.7%

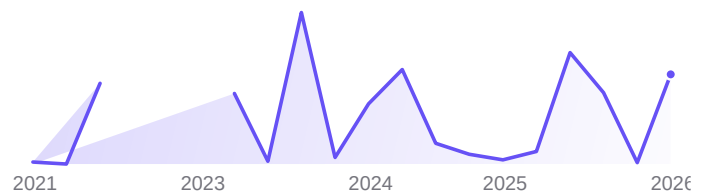


Financing (share of purchase price) Loan (LTV) 61% · Down payment 39%



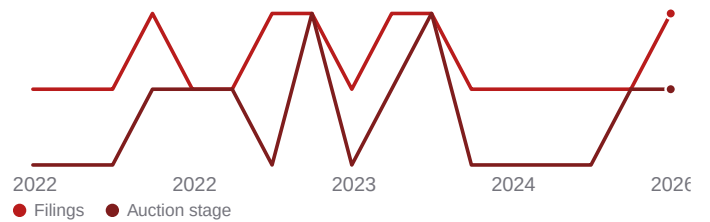
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,276
Median value (AVM)	\$164K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1988
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	5.2%
Owner occupied	73%
Company owned	5.3%
Median loan-to-value	0%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	8
Density	30 / mi ²
Median household income	\$42K
Average household income	\$71K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	203
Homes occupied	88%
Bachelor's or higher	0%
Poverty rate	12.9%
Unemployment	1.9%
Average temp	64°F
Annual precip	49 in
Sunshine	64%

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