

Saluda

City · SC · South Carolina > Saluda County

STRONG BUYER'S MARKET

\$90K

MEDIAN SALE PRICE

-38.8%

1-YR CHANGE

62

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



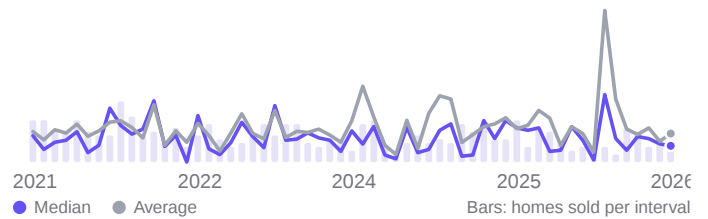
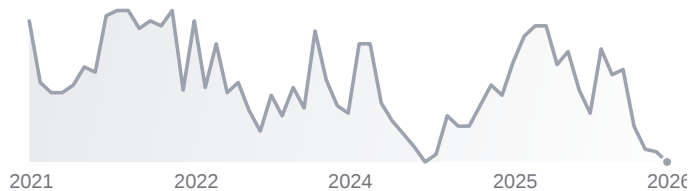
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

7 / 100

Sale prices

Median \$78K · Average \$127K

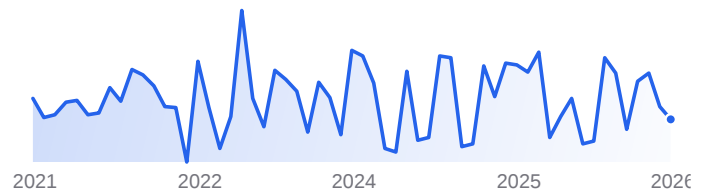
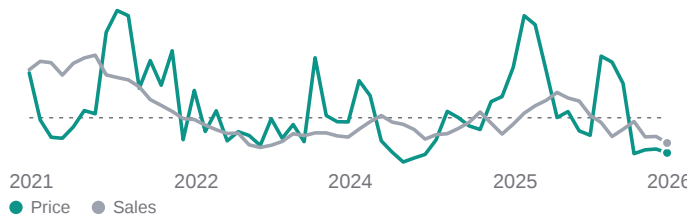


Growth (year over year)

Price -38.8% · Sales -27.9%

Price per square foot

\$55/ft²

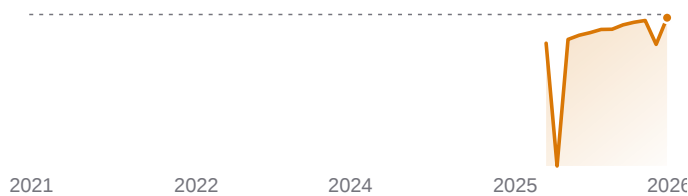


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

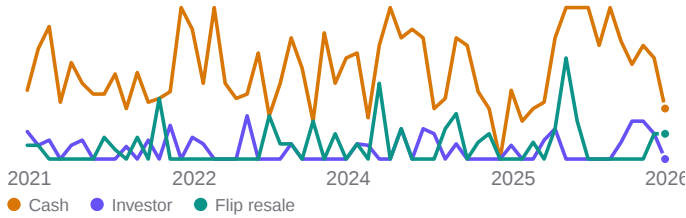
1.4%



BUYERS & OUTCOMES

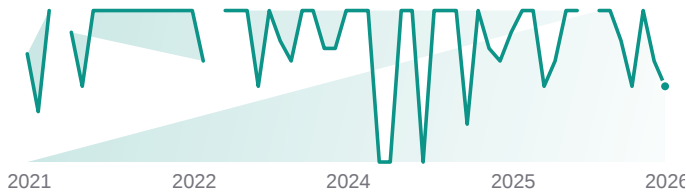
Buyer mix

Cash 33% · Investor 0% · Flip resale 17%



Sellers who sold at a gain

50%

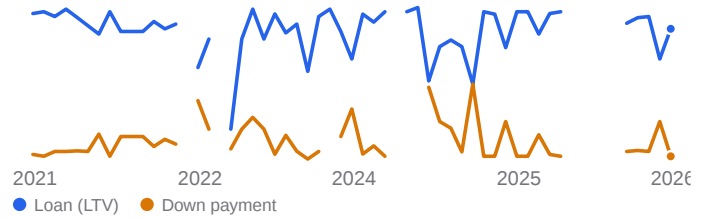


Median annualized return at resale

-1.0%

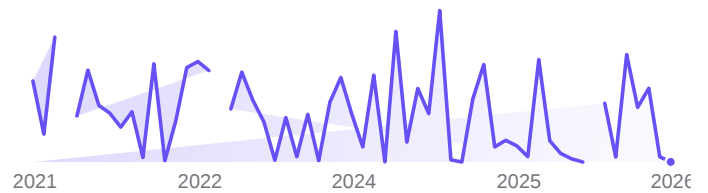


Financing (share of purchase price) Loan (LTV) 87% · Down payment 1.8%



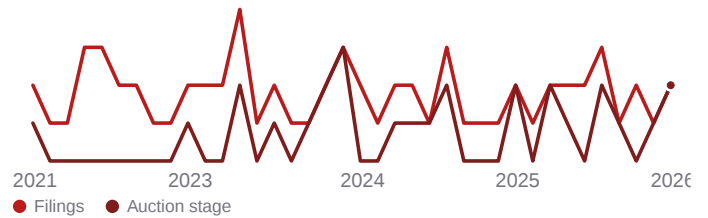
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,578
Median value (AVM)	\$165K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1983
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	0.8%
Owner occupied	71%
Company owned	7.3%
Median loan-to-value	0%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	3,164
Density	974 / mi²
Median household income	\$44K
Average household income	\$61K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	117
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	24.1%
Unemployment	1.2%
Average temp	62°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.