

Pelion

City · SC · South Carolina · Lexington County

BUYER'S MARKET

\$119K

MEDIAN SALE PRICE

-31.5%

1-YR CHANGE

101

SALES (12 MO)

\$86K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



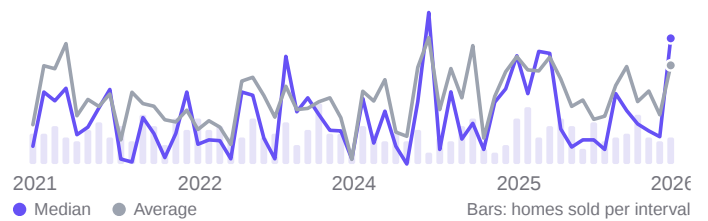
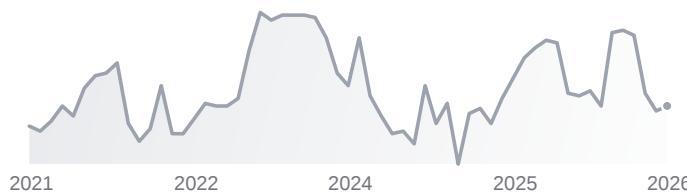
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$219K · Average \$177K

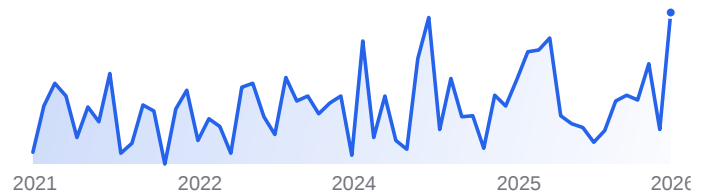
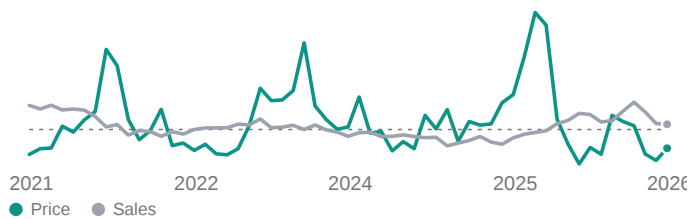


Growth (year over year)

Price -31.5% · Sales +8.6%

Price per square foot

\$165/ft²

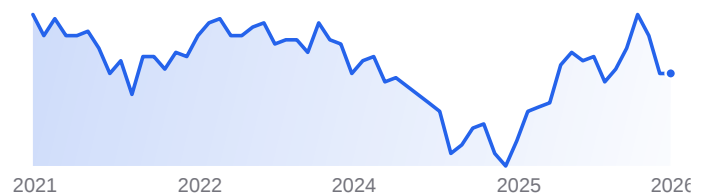
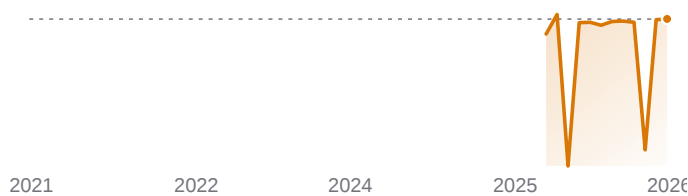


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

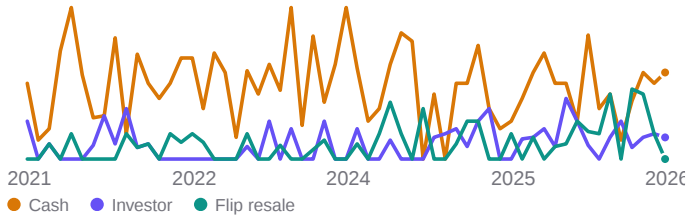
3.5%



BUYERS & OUTCOMES

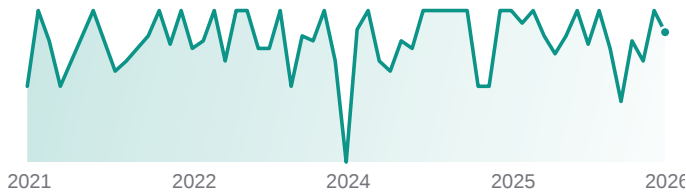
Buyer mix

Cash 57% · Investor 14% · Flip resale 0%



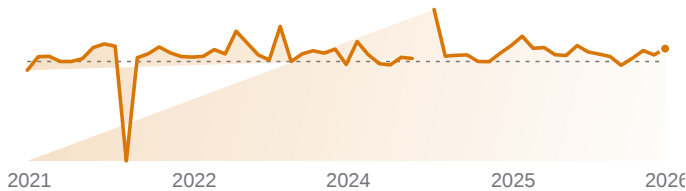
Sellers who sold at a gain

86%

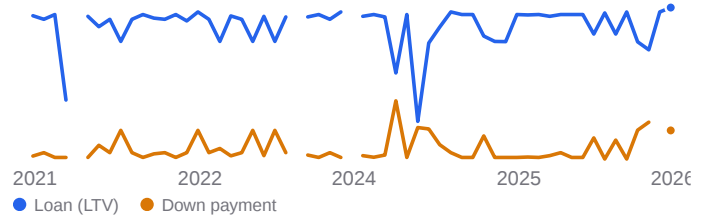


Median annualized return at resale

+10.2%

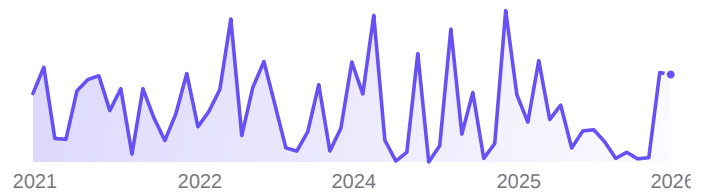


Financing (share of purchase price) Loan (LTV) 103% · Down payment 20%



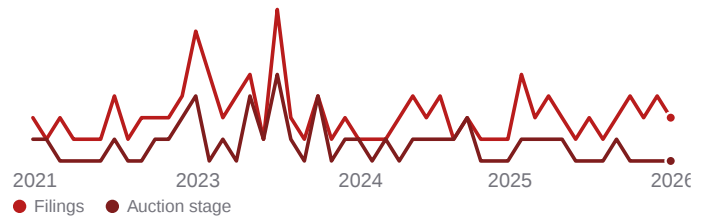
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,857
Median value (AVM)	\$86K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1995
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	5.1%
Owner occupied	57%
Company owned	7.4%
Median loan-to-value	0%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	689
Density	187 / mi²
Median household income	\$59K
Average household income	\$70K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	138
Homes occupied	91%
Bachelor's or higher	6%
Poverty rate	18.7%
Unemployment	1.1%
Average temp	63°F
Annual precip	50 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.