

Lancaster

City · SC · South Carolina · Lancaster County

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

825

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



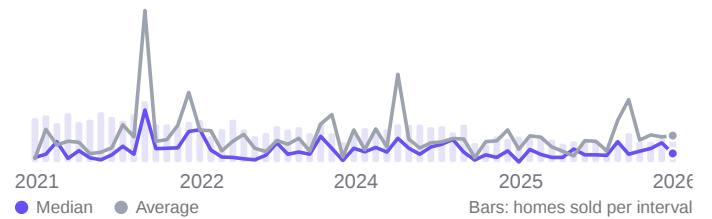
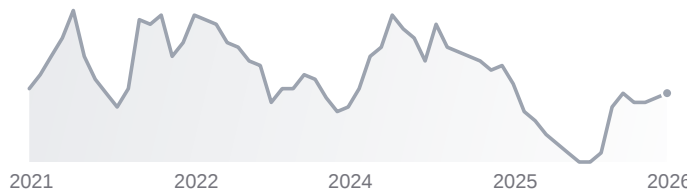
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$280K · Average \$348K

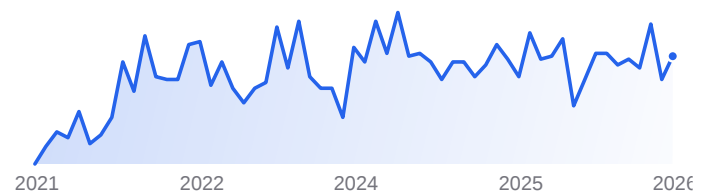
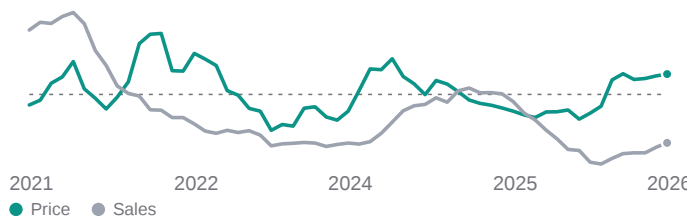


Growth (year over year)

Price +9.9% · Sales -23.6%

Price per square foot

\$178/ft²

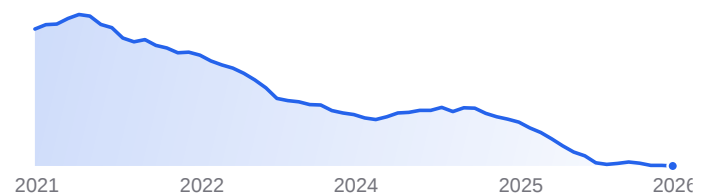
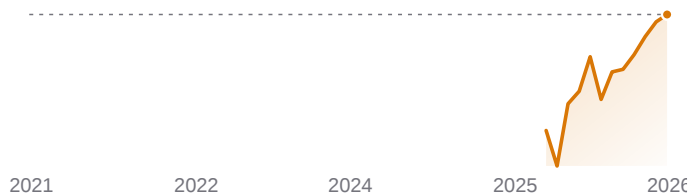


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

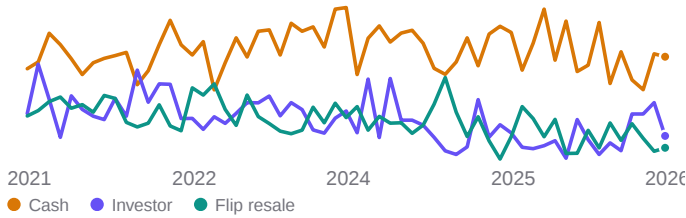
3.4%



BUYERS & OUTCOMES

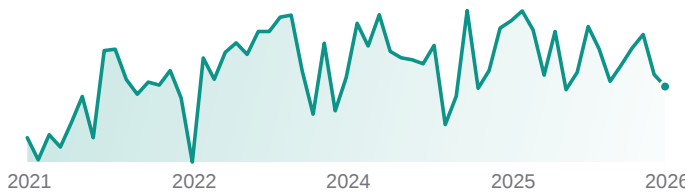
Buyer mix

Cash 35% · Investor 10% · Flip resale 6.3%



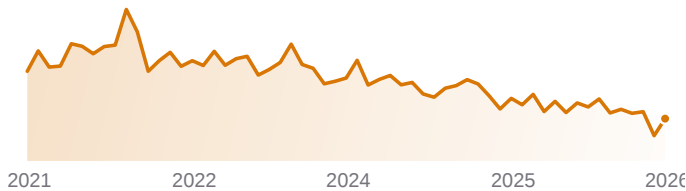
Sellers who sold at a gain

83%

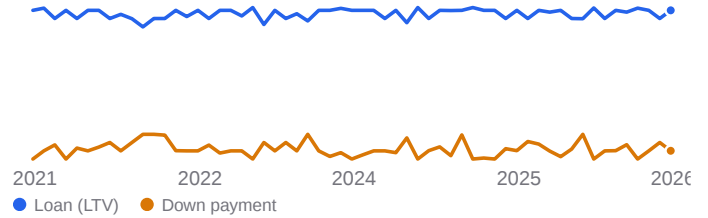


Median annualized return at resale

+4.9%

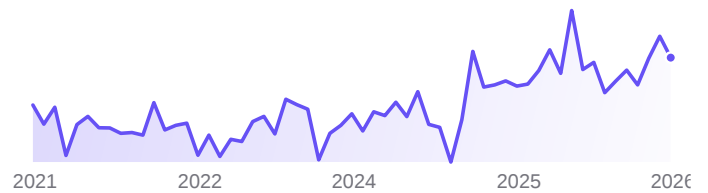


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



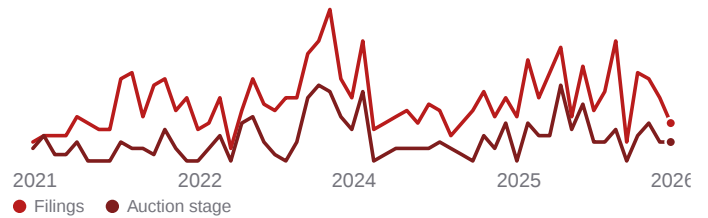
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	23,940
Median value (AVM)	\$268K
Median size	1,537 ft²
Median year built	1987
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	9.2%
Median loan-to-value	40%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	10,111
Density	1,543 / mi²
Median household income	\$43K
Average household income	\$63K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	98
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	24.8%
Unemployment	1.0%
Average temp	61°F
Annual precip	47 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.