

Blythewood 29016

ZIP code · SC · South Carolina > Richland County > Blythewood

BUYER'S MARKET

\$380K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

451

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



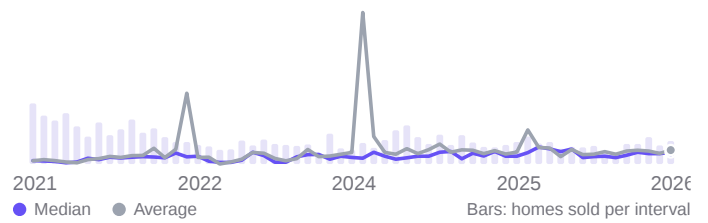
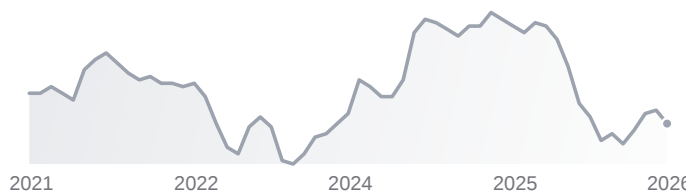
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$389K · Average \$411K

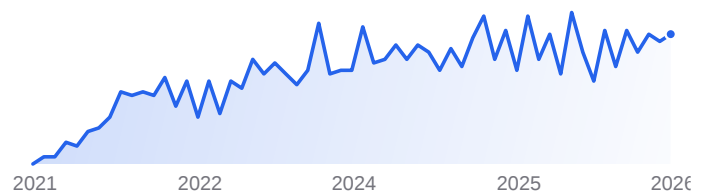
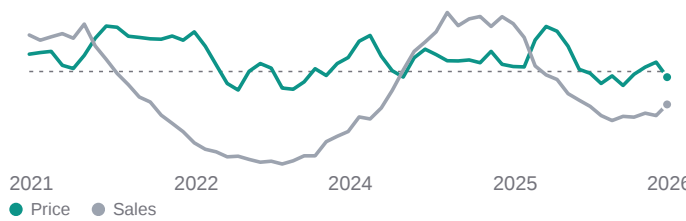


Growth (year over year)

Price -3.1% · Sales -17.9%

Price per square foot

\$149/ft²

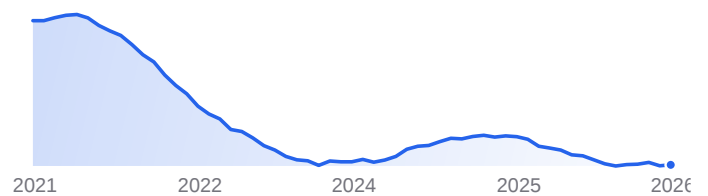
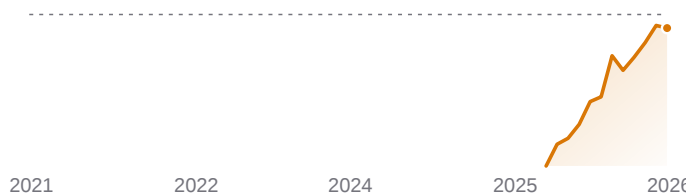


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

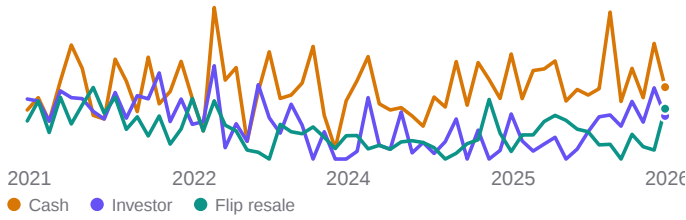
3.9%



BUYERS & OUTCOMES

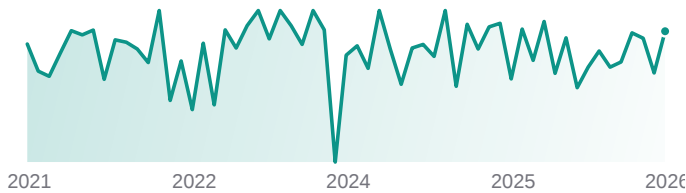
Buyer mix

Cash 21% · Investor 13% · Flip resale 15%



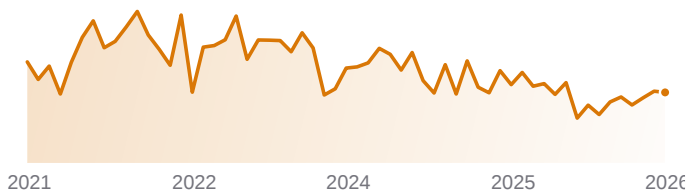
Sellers who sold at a gain

95%

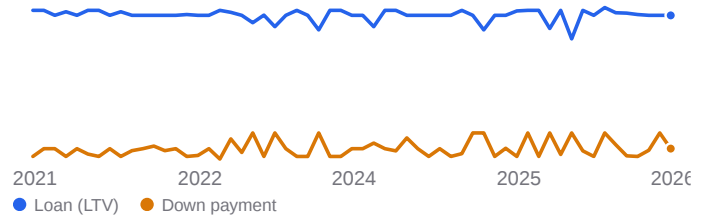


Median annualized return at resale

+4.5%

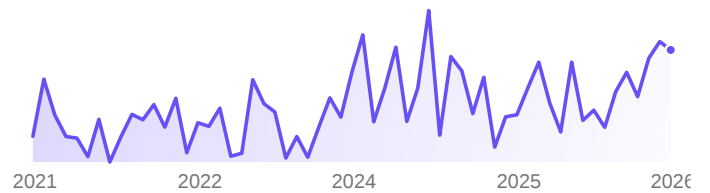


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



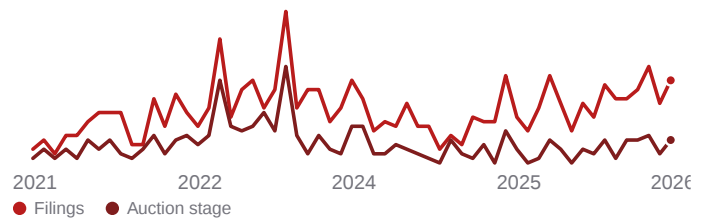
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 18 · Auction stage 5



HOUSING STOCK

Homes	11,534
Median value (AVM)	\$359K
Median size	2,539 ft²
Median bedrooms	4
Median year built	2008
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	1.6%
Owner occupied	72%
Company owned	15%
Median loan-to-value	62%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	27,267
Density	320 / mi²
Median household income	\$97K
Average household income	\$125K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	134
Homes occupied	94%
Bachelor's or higher	27%
Poverty rate	7.8%
Unemployment	1.1%
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.