

Chapin 29036

ZIP code · SC · South Carolina > Lexington County > Chapin

BALANCED MARKET

\$421K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

600

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



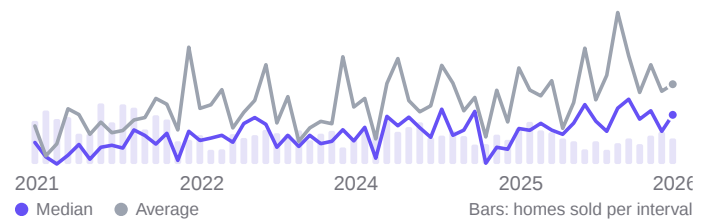
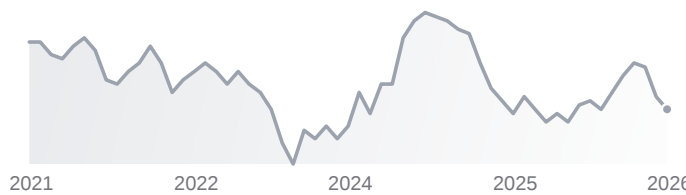
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$431K · Average \$508K

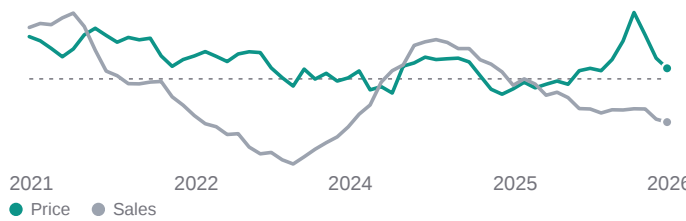


Growth (year over year)

Price +5.3% · Sales -21.6%

Price per square foot

\$171/ft²

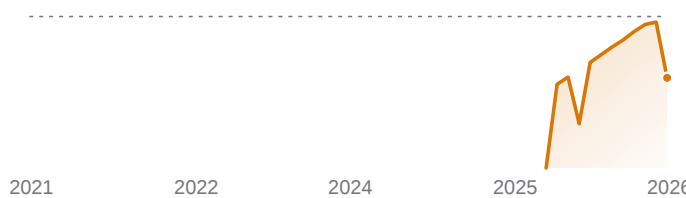


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

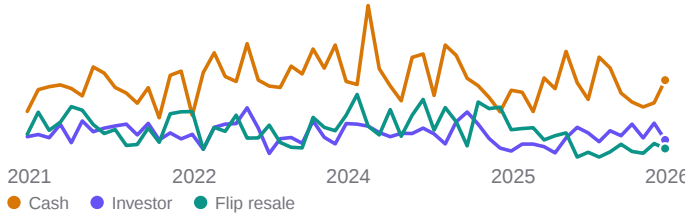
4.7%



BUYERS & OUTCOMES

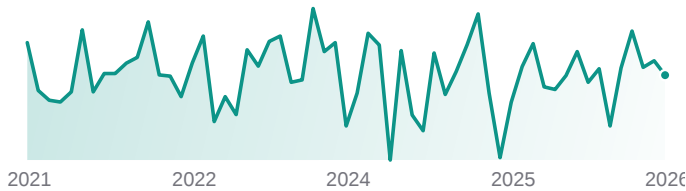
Buyer mix

Cash 33% · Investor 7.4% · Flip resale 3.7%



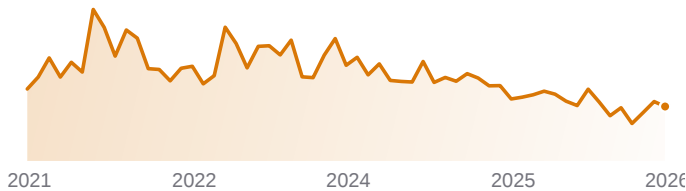
Sellers who sold at a gain

87%

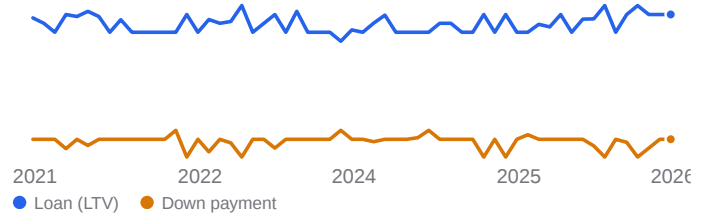


Median annualized return at resale

+4.8%

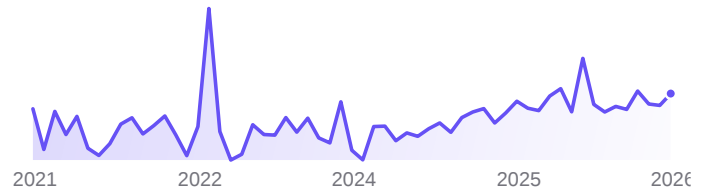


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



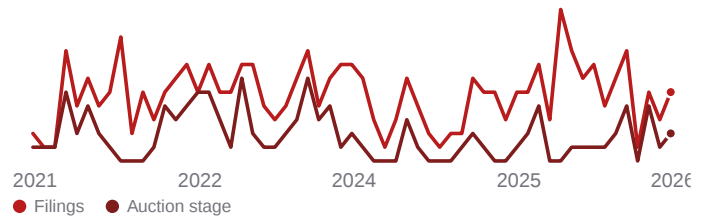
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	12,661
Median value (AVM)	\$454K
Median size	2,280 ft²
Median bedrooms	3
Median year built	2005
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	75%
Company owned	12%
Median loan-to-value	49%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	27,104
Density	384 / mi²
Median household income	\$110K
Average household income	\$133K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	129
Homes occupied	92%
Bachelor's or higher	30%
Poverty rate	6.0%
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.