

Cordova 29039

ZIP code · SC · South Carolina > Orangeburg County > Cordova

SELLER'S MARKET

\$144K

MEDIAN SALE PRICE

+71.7%

1-YR CHANGE

26

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



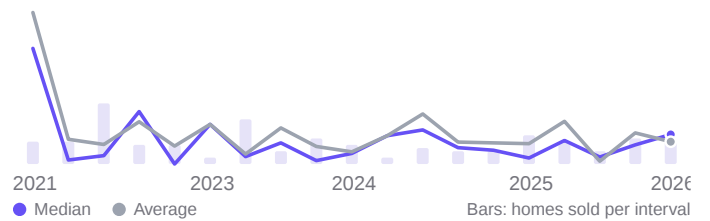
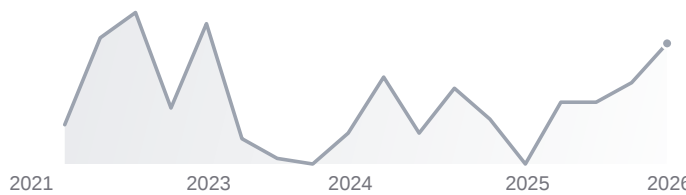
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$148K · Average \$130K

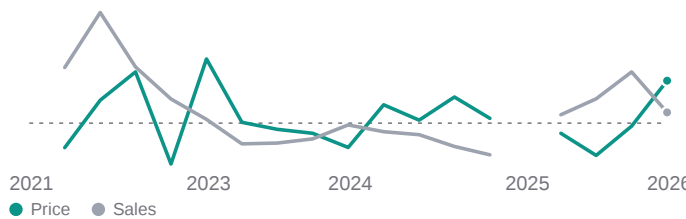


Growth (year over year)

Price +71.7% · Sales +18.2%

Price per square foot

\$120/ft²

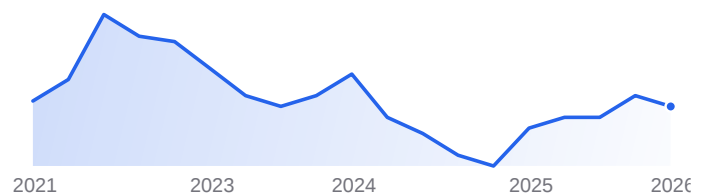
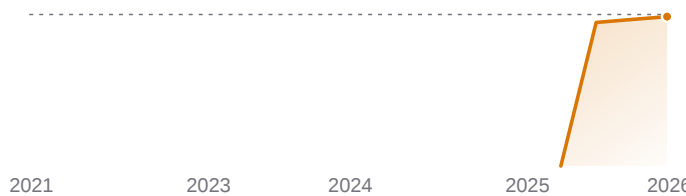


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

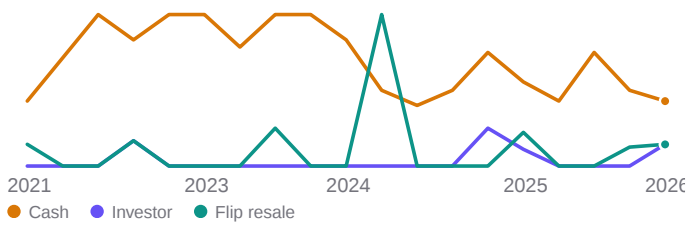
1.5%



BUYERS & OUTCOMES

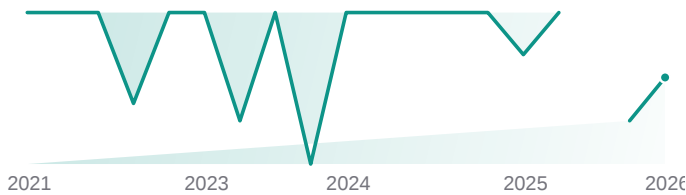
Buyer mix

Cash 43% · Investor 14% · Flip resale 14%



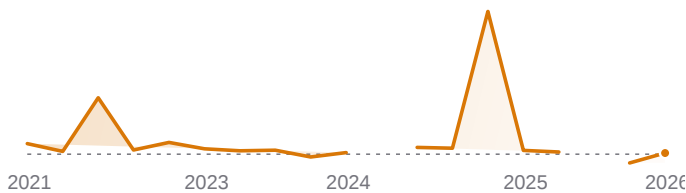
Sellers who sold at a gain

79%

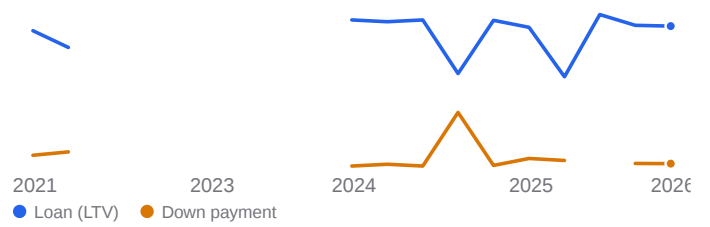


Median annualized return at resale

+1.6%

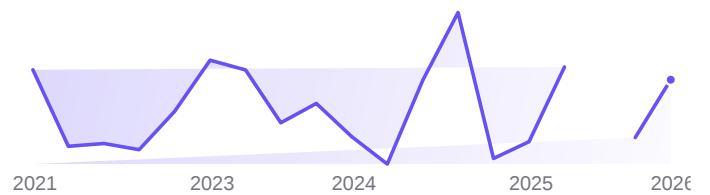


Financing (share of purchase price) Loan (LTV) 94% · Down payment 3.4%



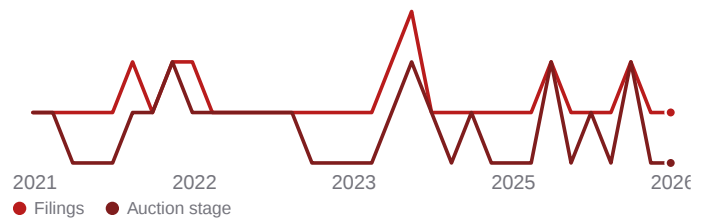
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,746
Median value (AVM)	\$148K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1986
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	7.7%
Median loan-to-value	0%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	3,674
Density	153 / mi²
Median household income	\$65K
Average household income	\$91K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	215
Homes occupied	87%
Bachelor's or higher	3%
Poverty rate	20.4%
Unemployment	1.4%
Average temp	64°F
Annual precip	48 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.