

Manning 29102

ZIP code · SC · South Carolina > Clarendon County > Manning

BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

-17.0%

1-YR CHANGE

260

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



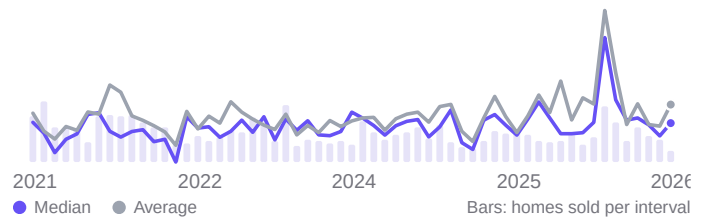
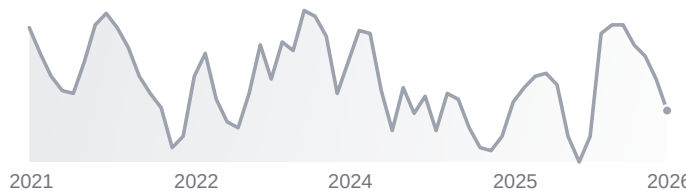
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$222K · Average \$304K

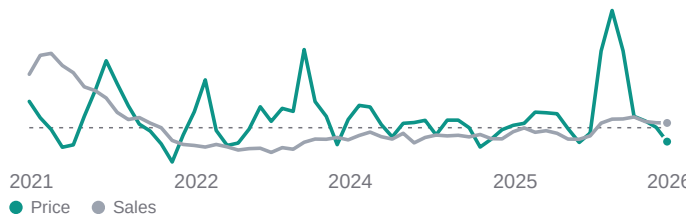


Growth (year over year)

Price -17.0% · Sales +5.7%

Price per square foot

\$151/ft²

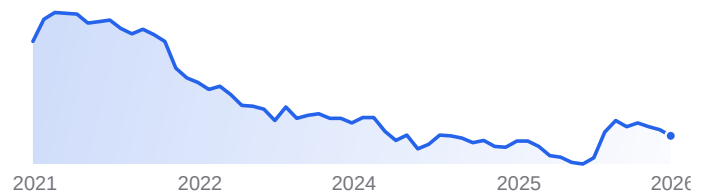


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

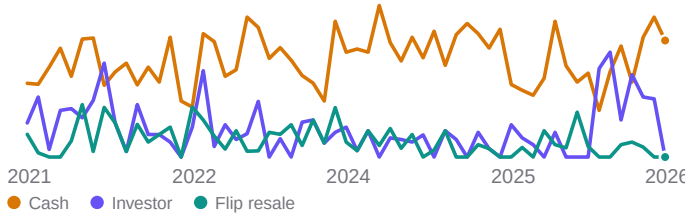
2.8%



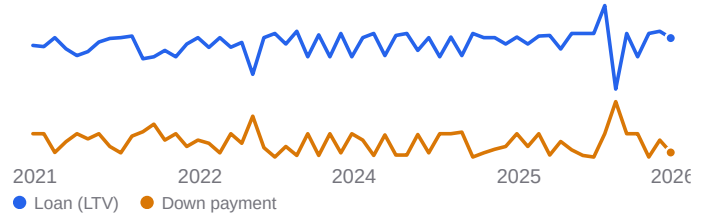
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 0% · Flip resale 0%

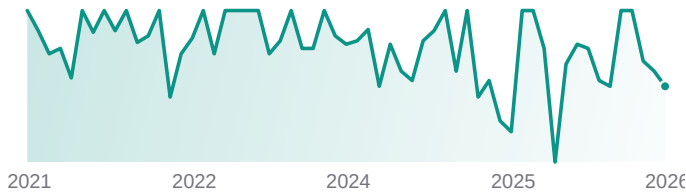


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.4%



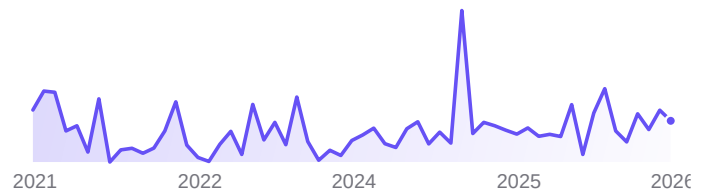
Sellers who sold at a gain

75%



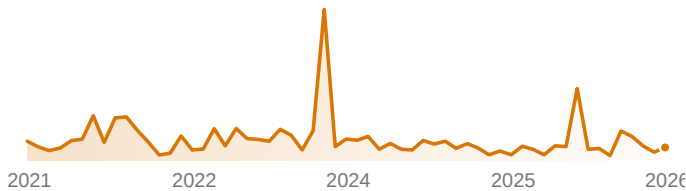
Typical hold before selling

3.9 yrs



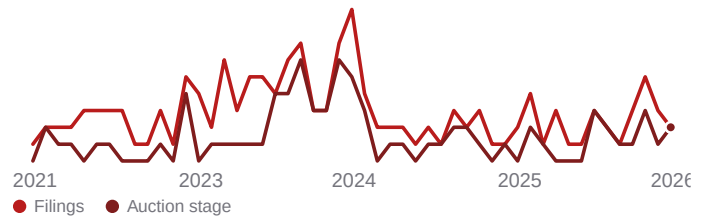
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,354
Median value (AVM)	\$168K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1989
Single family	63%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.6%
Owner occupied	61%
Company owned	8.4%
Median loan-to-value	0%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	16,093
Density	65 / mi²
Median household income	\$47K
Average household income	\$60K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	314
Homes occupied	83%
Bachelor's or higher	12%
Poverty rate	20.6%
Unemployment	1.1%
Average temp	64°F
Annual precip	49 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.