

# Neeses 29107

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

**STRONG BUYER'S MARKET**

**\$106K**

MEDIAN SALE PRICE

**16**

SALES (12 MO)

**\$121K**

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



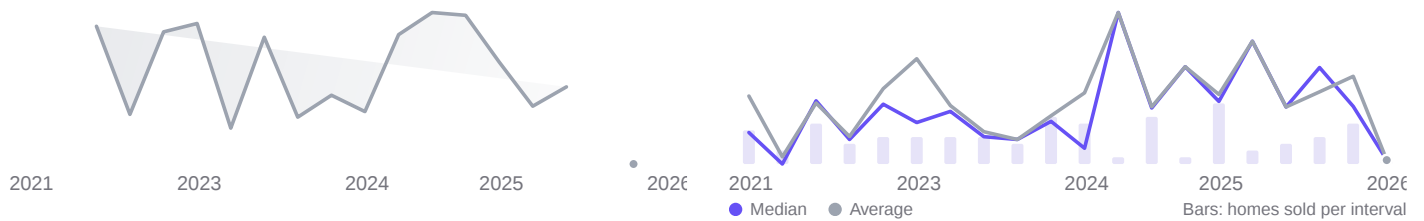
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$20K · Average \$20K



Growth (year over year)

Price -20.9% · Sales -16.7%

Price per square foot

\$22/ft²

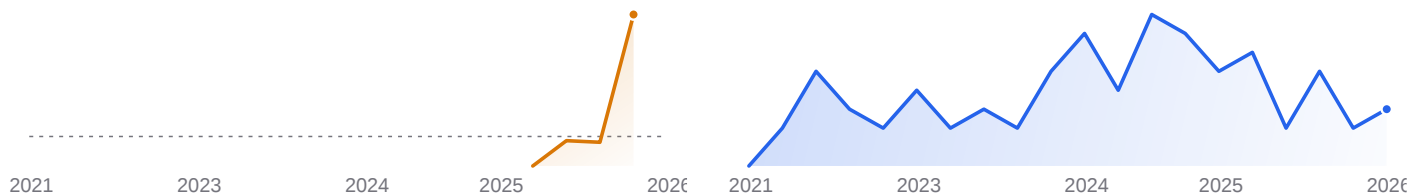


Sale premium vs estimated value

+109.1%

Annual turnover (share of homes sold)

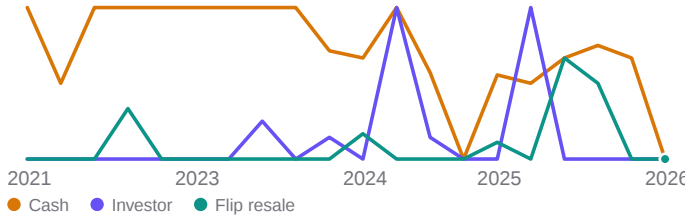
1.0%



## BUYERS & OUTCOMES

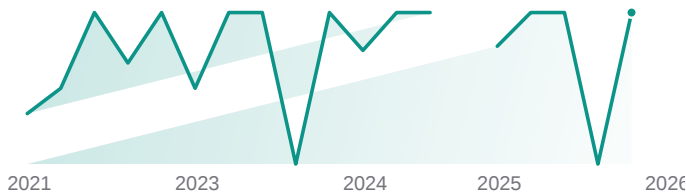
### Buyer mix

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



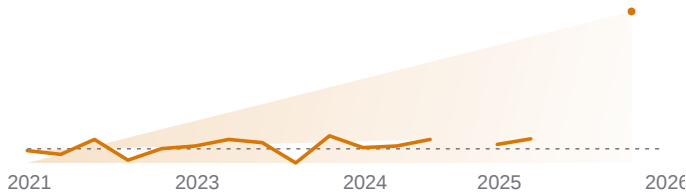
### Sellers who sold at a gain

100%

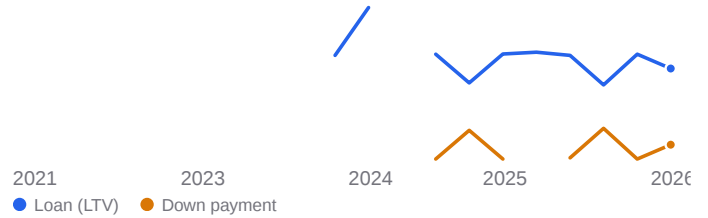


### Median annualized return at resale

+280.7%

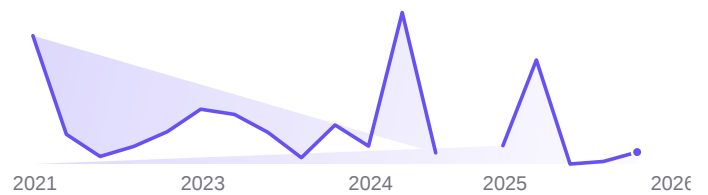


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



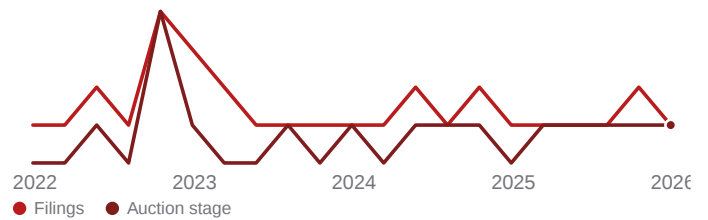
### Typical hold before selling

2.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,575     |
| Median value (AVM) | \$121K    |
| Median size        | 1,296 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 52%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 77%      |
| Underwater (LTV 125% or more) | 3.3%     |
| Owner occupied                | 73%      |
| Company owned                 | 3.5%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 13.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,772    |
| Density                          | 39 / mi² |
| Median household income          | \$48K    |
| Average household income         | \$63K    |
| Crime index (US avg 100)         | 104      |
| Air pollution index (US avg 100) | 106      |
| Earthquake index (US avg 100)    | 172      |
| Homes occupied                   | 83%      |
| Bachelor's or higher             | 6%       |
| Poverty rate                     | 16.4%    |
| Unemployment                     | 1.6%     |
| Average temp                     | 64°F     |
| Annual precip                    | 48 in    |
| Sunshine                         | 64%      |

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