

Orangeburg 29118

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

SELLER'S MARKET

\$194K

MEDIAN SALE PRICE

+56.4%

1-YR CHANGE

149

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

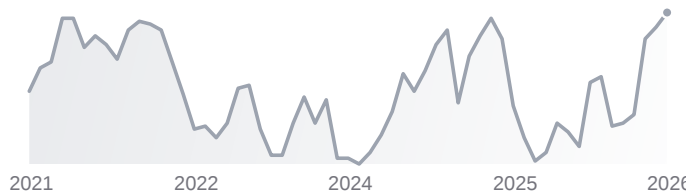
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

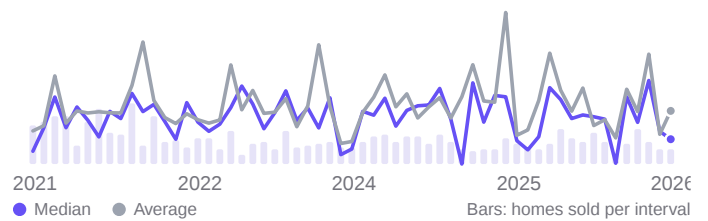
Market temperature (0–100)

63 / 100



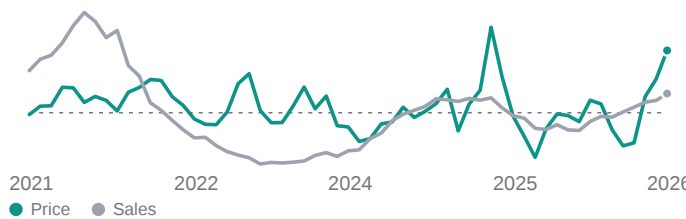
Sale prices

Median \$133K · Average \$211K



Growth (year over year)

Price +56.4% · Sales +17.3%



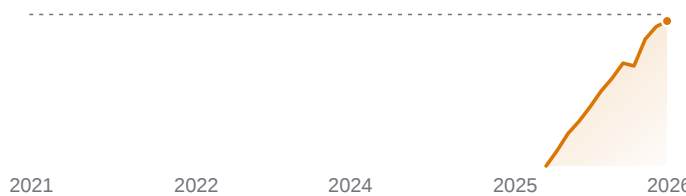
Price per square foot

\$156/ft²



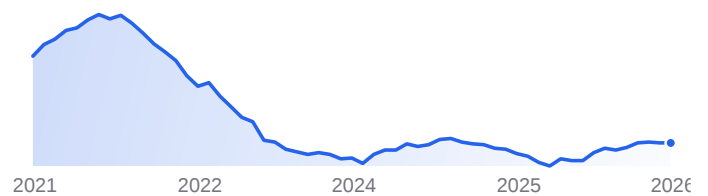
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

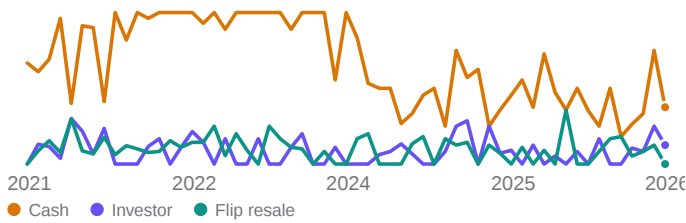
2.5%



BUYERS & OUTCOMES

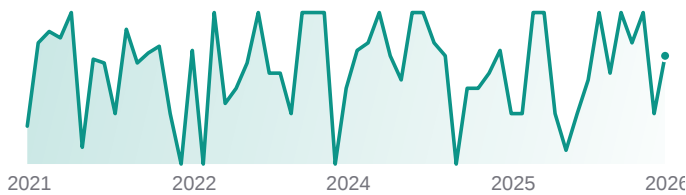
Buyer mix

Cash 38% · Investor 13% · Flip resale 0%



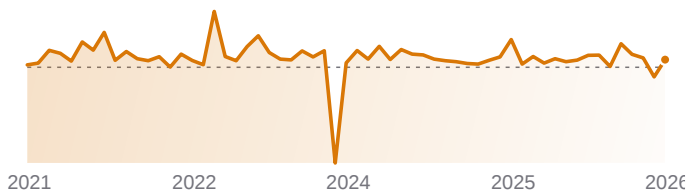
Sellers who sold at a gain

86%

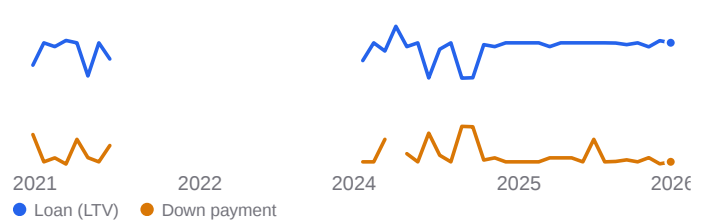


Median annualized return at resale

+3.4%

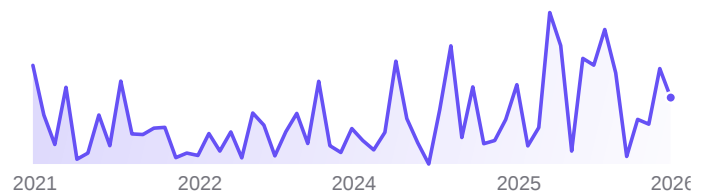


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



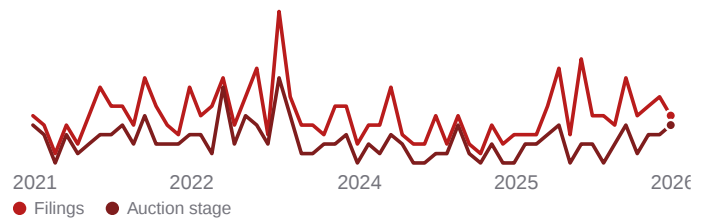
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 4



HOUSING STOCK

Homes	6,070
Median value (AVM)	\$238K
Median size	1,682 ft²
Median bedrooms	3
Median year built	1986
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	6.0%
Median loan-to-value	31%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	15,274
Density	200 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	196
Homes occupied	90%
Bachelor's or higher	14%
Poverty rate	16.3%
Unemployment	1.4%
Average temp	64°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.