

# Wagener 29164

ZIP code · SC · South Carolina > Aiken County > Wagener

BUYER'S MARKET

**\$275K**

MEDIAN SALE PRICE

**+122.4%**

1-YR CHANGE

**76**

SALES (12 MO)

**\$94K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



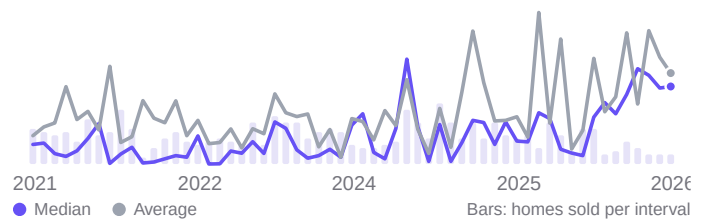
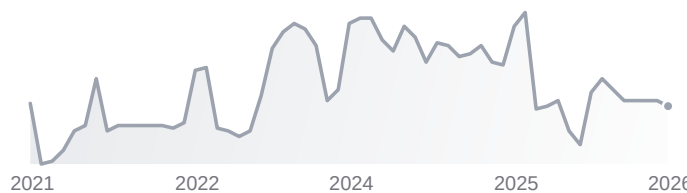
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$265K · Average \$307K

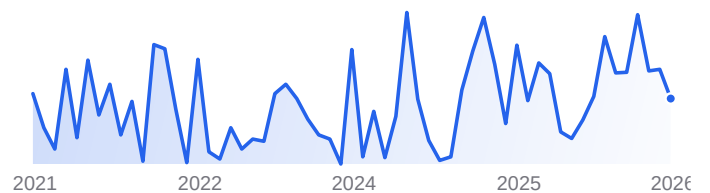
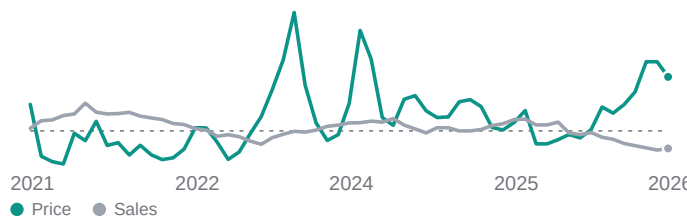


Growth (year over year)

Price +122.4% · Sales -39.7%

Price per square foot

\$102/ft²

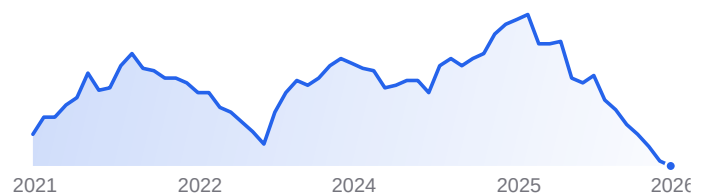


Sale premium vs estimated value

+18.6%

Annual turnover (share of homes sold)

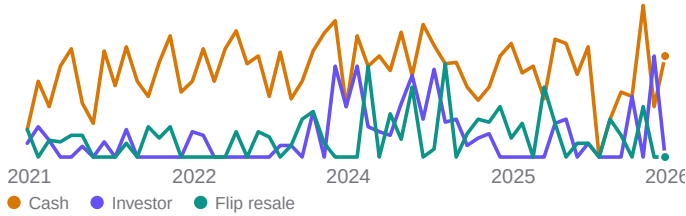
2.2%



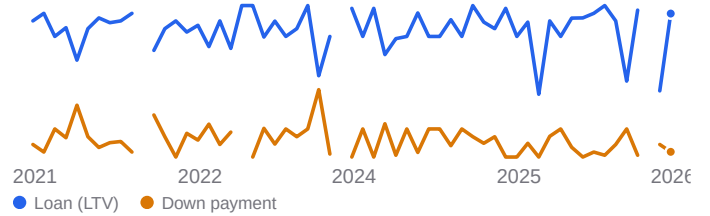
## BUYERS & OUTCOMES

### Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

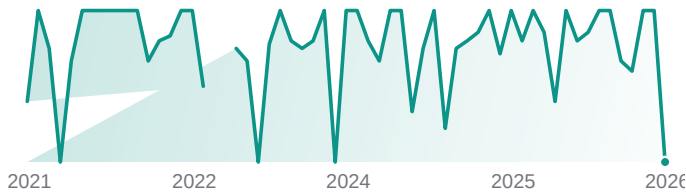


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.2%



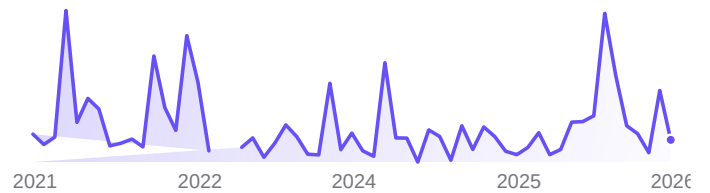
### Sellers who sold at a gain

0%



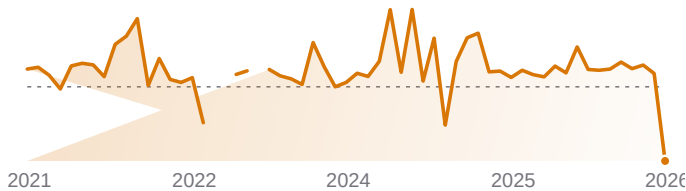
### Typical hold before selling

2.1 yrs



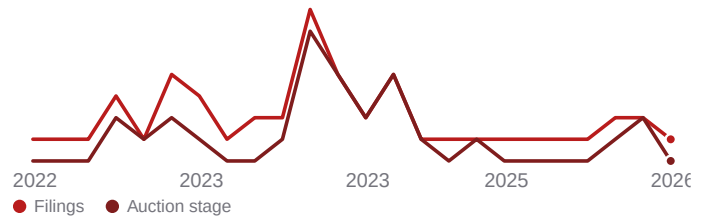
### Median annualized return at resale

-39.9%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,506     |
| Median value (AVM) | \$94K     |
| Median size        | 1,344 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1992      |
| Single family      | 72%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 74%     |
| Underwater (LTV 125% or more) | 5.3%    |
| Owner occupied                | 55%     |
| Company owned                 | 12%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 7.3 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 4,472    |
| Density                          | 44 / mi² |
| Median household income          | \$49K    |
| Average household income         | \$63K    |
| Crime index (US avg 100)         | 158      |
| Air pollution index (US avg 100) | 110      |
| Earthquake index (US avg 100)    | 137      |
| Homes occupied                   | 87%      |
| Bachelor's or higher             | 15%      |
| Poverty rate                     | 24.6%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 63°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.