

West Columbia 29169

ZIP code · SC · South Carolina > Lexington County > West Columbia

SELLER'S MARKET

\$241K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

335

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



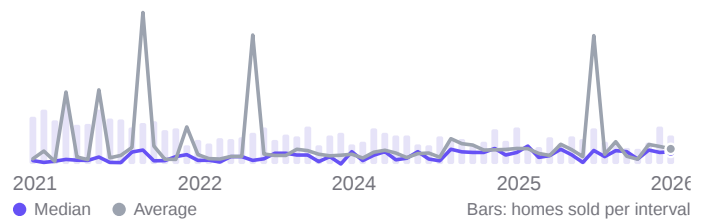
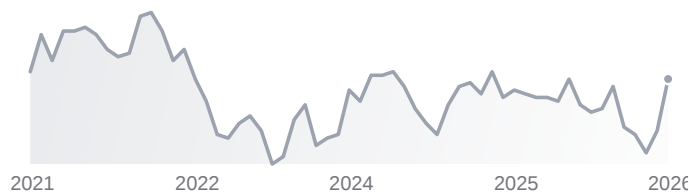
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$239K · Average \$257K

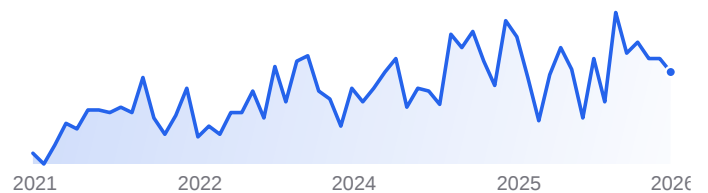
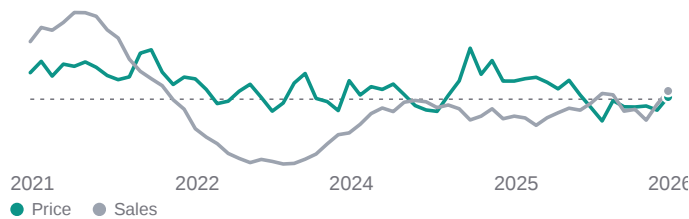


Growth (year over year)

Price +1.3% · Sales +5.0%

Price per square foot

\$153/ft²

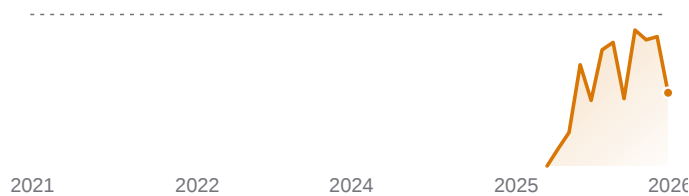


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

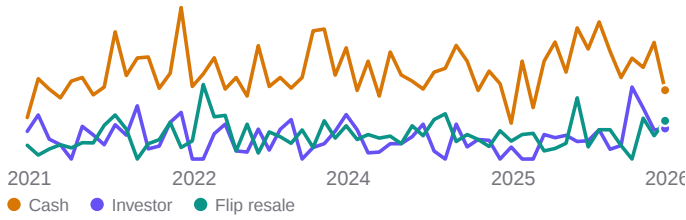
4.5%



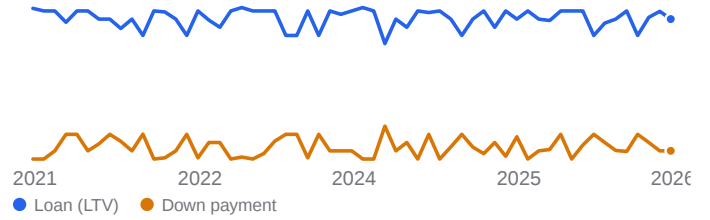
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 13% · Flip resale 16%

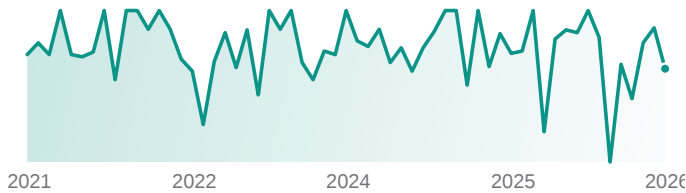


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



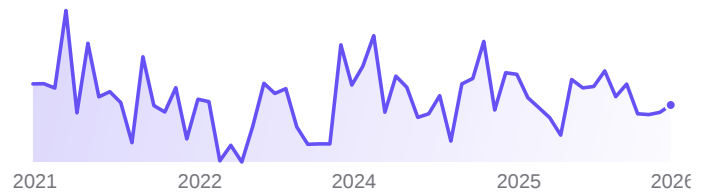
Sellers who sold at a gain

88%



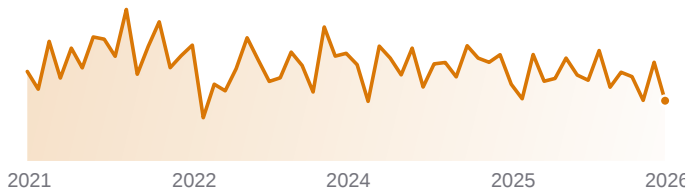
Typical hold before selling

4.5 yrs



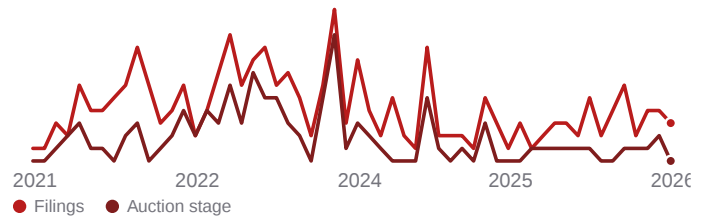
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	7,510
Median value (AVM)	\$233K
Median size	1,492 ft²
Median bedrooms	3
Median year built	1967
Single family	90%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.5%
Owner occupied	63%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	22,705
Density	1,897 / mi²
Median household income	\$58K
Average household income	\$73K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	144
Homes occupied	90%
Bachelor's or higher	22%
Poverty rate	13.2%
Unemployment	1.1%
Average temp	63°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.