

West Columbia 29170

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

BUYER'S MARKET

\$232K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

336

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



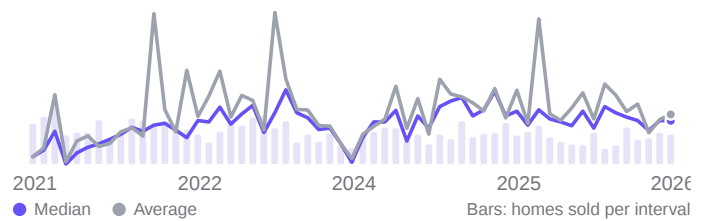
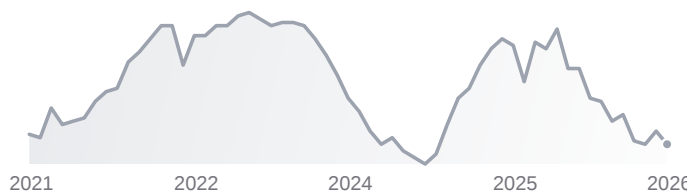
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$237K · Average \$247K

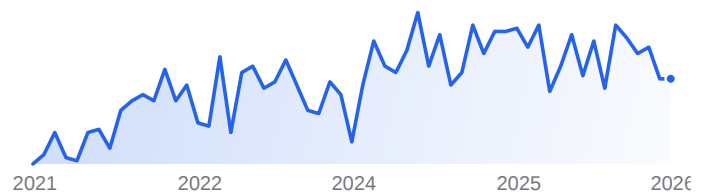
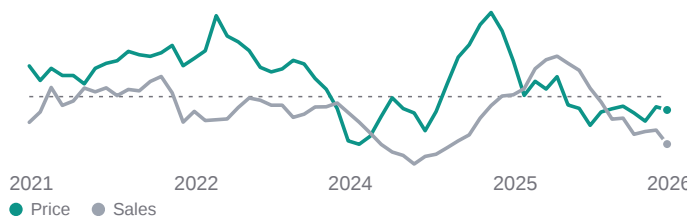


Growth (year over year)

Price -5.7% · Sales -20.0%

Price per square foot

\$140/ft²

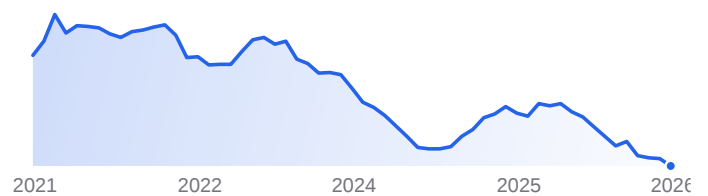


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

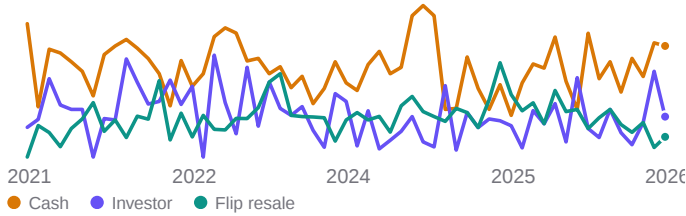
4.0%



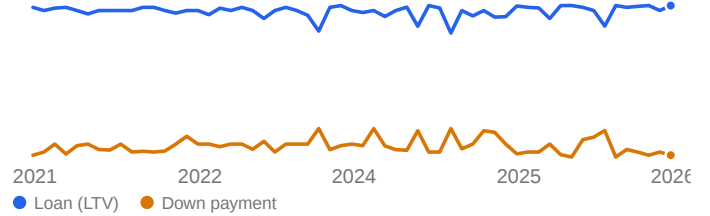
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 12% · Flip resale 6.1%

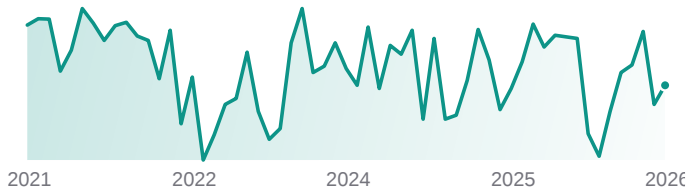


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



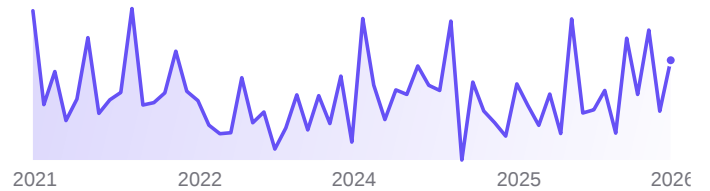
Sellers who sold at a gain

84%



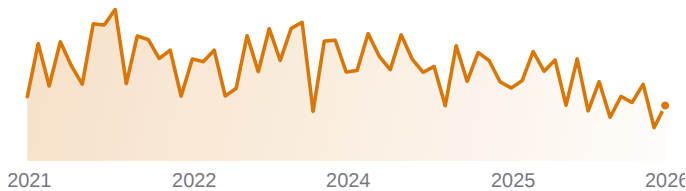
Typical hold before selling

6.3 yrs



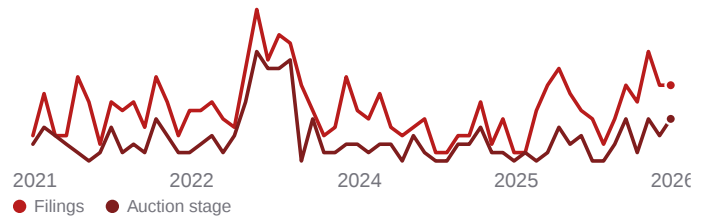
Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 9 · Auction stage 5



HOUSING STOCK

Homes	8,474
Median value (AVM)	\$233K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1990
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	7.8%
Median loan-to-value	51%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	23,025
Density	921 / mi²
Median household income	\$67K
Average household income	\$83K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	145
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	10.3%
Unemployment	1.2%
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.