

West Columbia 29172

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

BALANCED MARKET

\$202K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

131

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



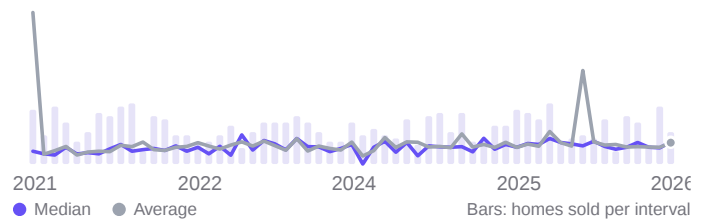
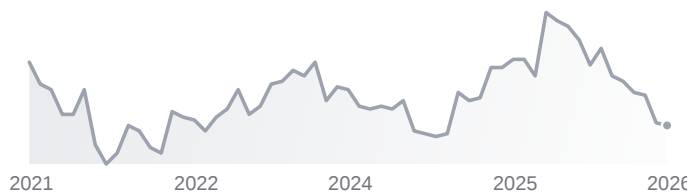
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$230K · Average \$224K

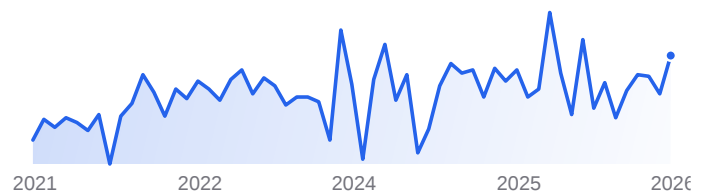
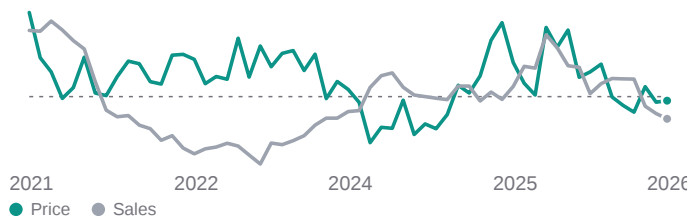


Growth (year over year)

Price -2.1% · Sales -11.5%

Price per square foot

\$154/ft²



Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

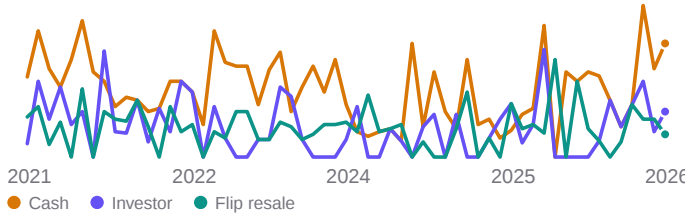
4.0%



BUYERS & OUTCOMES

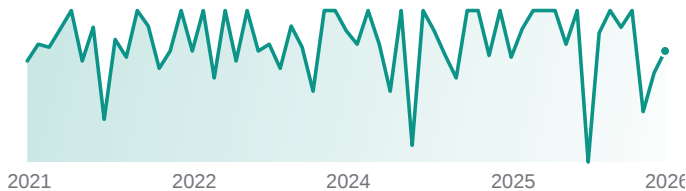
Buyer mix

Cash 50% · Investor 20% · Flip resale 10%



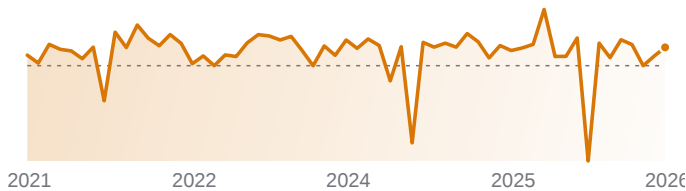
Sellers who sold at a gain

80%

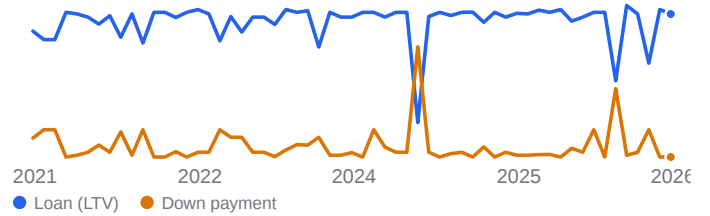


Median annualized return at resale

+6.3%

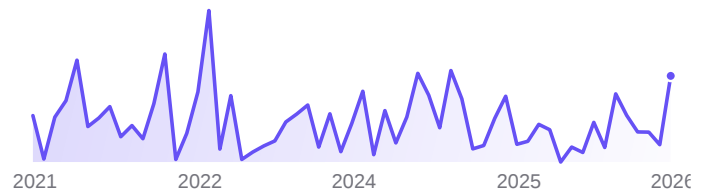


Financing (share of purchase price) Loan (LTV) 97% · Down payment 1.8%



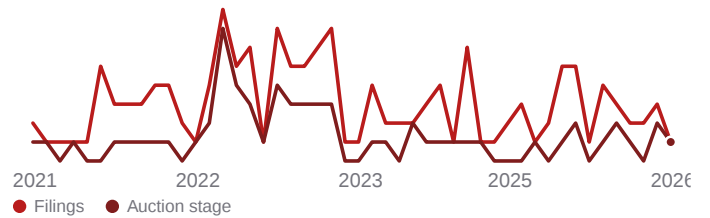
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,272
Median value (AVM)	\$185K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1977
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.0%
Owner occupied	69%
Company owned	8.7%
Median loan-to-value	42%
Typical ownership tenure	19.1 yrs

COMMUNITY

Population	11,664
Density	463 / mi²
Median household income	\$64K
Average household income	\$79K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	153
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	13.5%
Unemployment	1.1%
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.