

Columbia 29203

ZIP code · SC · South Carolina > Richland County > Columbia

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

+21.3%

1-YR CHANGE

413

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



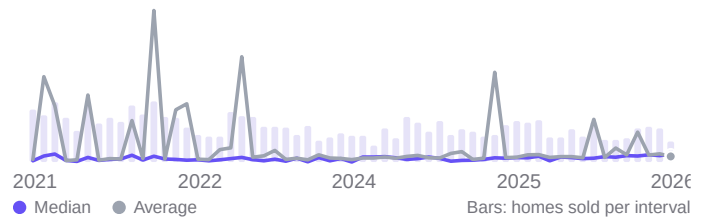
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$186K · Average \$158K

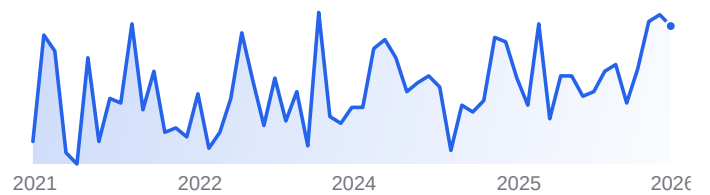
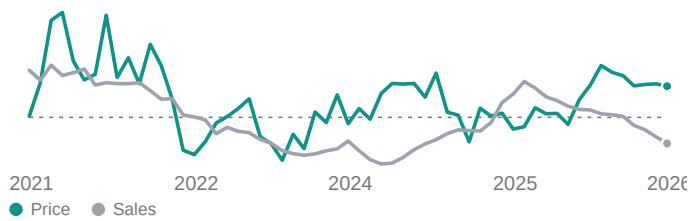


Growth (year over year)

Price +21.3% · Sales -17.9%

Price per square foot

\$129/ft²

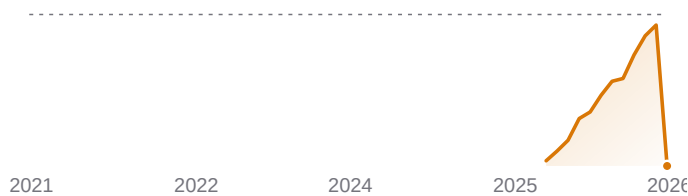


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

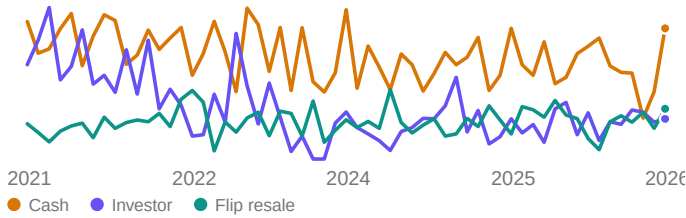
3.1%



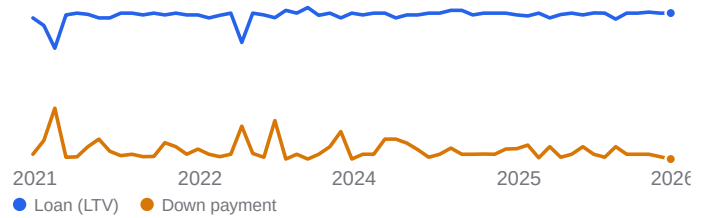
BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 16% · Flip resale 20%

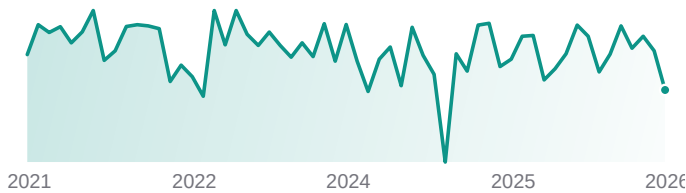


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



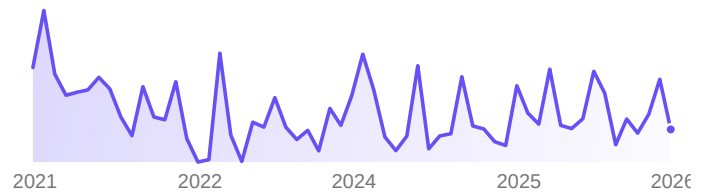
Sellers who sold at a gain

73%



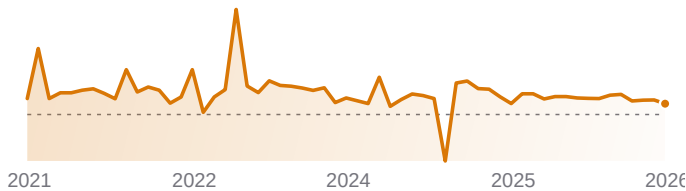
Typical hold before selling

3.4 yrs



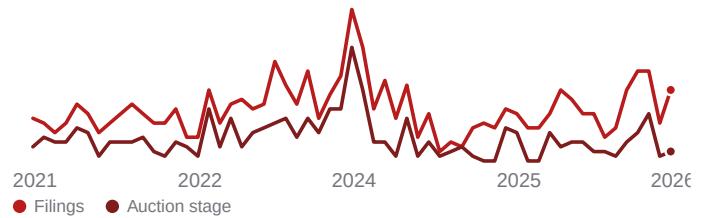
Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 15 · Auction stage 2



HOUSING STOCK

Homes	13,277
Median value (AVM)	\$118K
Median size	1,269 ft²
Median bedrooms	3
Median year built	1966
Single family	95%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.6%
Owner occupied	51%
Company owned	24%
Median loan-to-value	15%

Typical ownership tenure

22.8 yrs

COMMUNITY

Population	43,601
Density	687 / mi²
Median household income	\$46K
Average household income	\$61K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	138
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	26.5%
Unemployment	1.0%
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.