

Columbia 29204

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

SELLER'S MARKET

\$238K

MEDIAN SALE PRICE

+15.6%

1-YR CHANGE

307

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



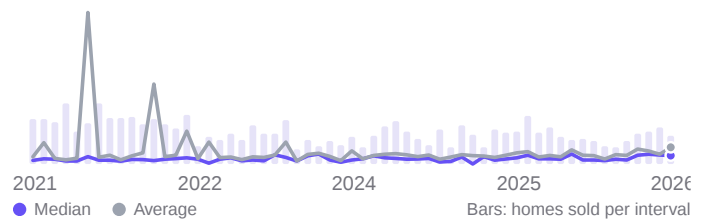
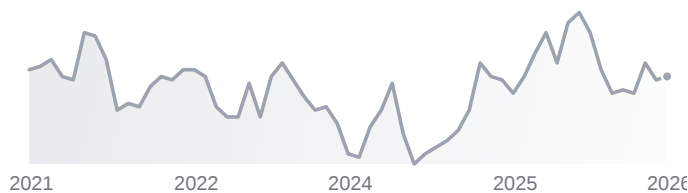
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$230K · Average \$343K

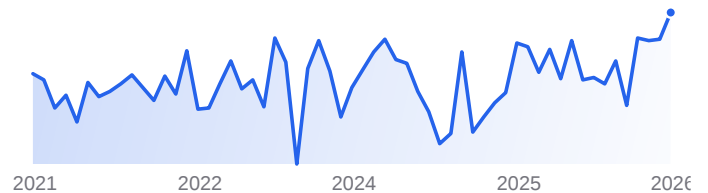
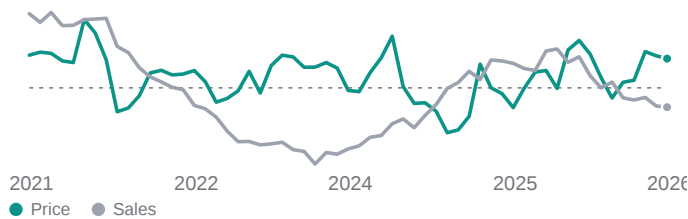


Growth (year over year)

Price +15.6% · Sales -10.2%

Price per square foot

\$181/ft²

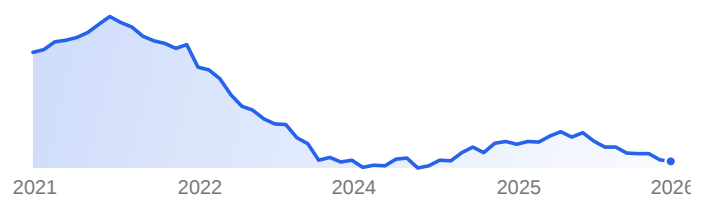
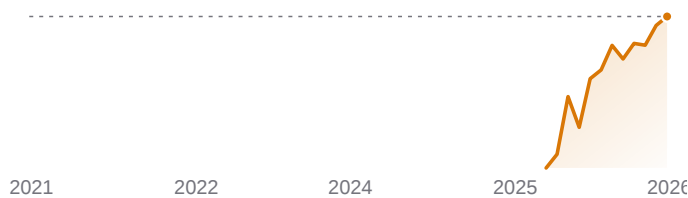


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

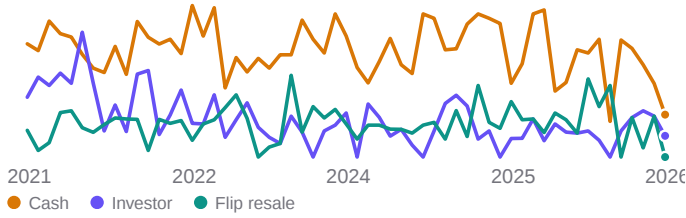
4.7%



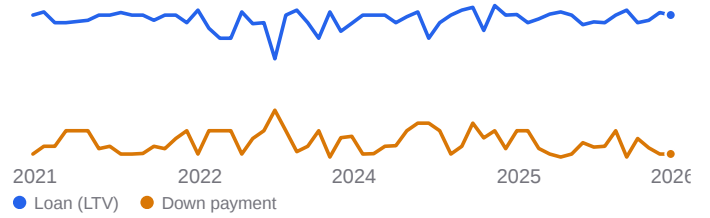
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 7.4% · Flip resale 0%

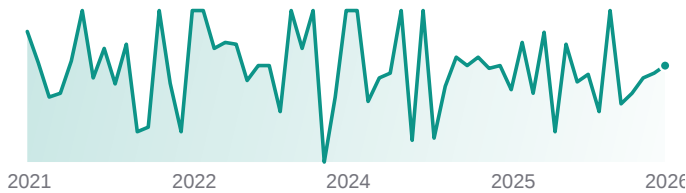


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



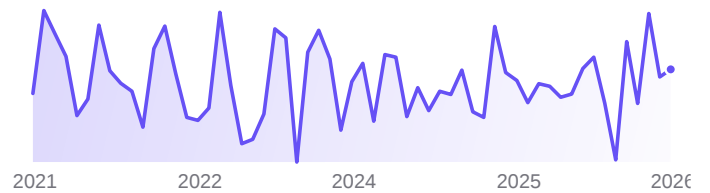
Sellers who sold at a gain

91%



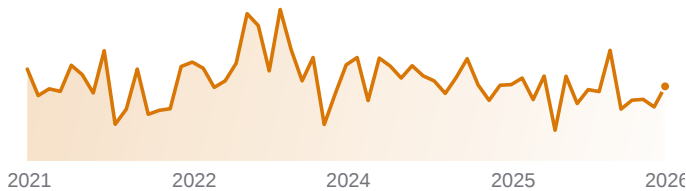
Typical hold before selling

5.3 yrs



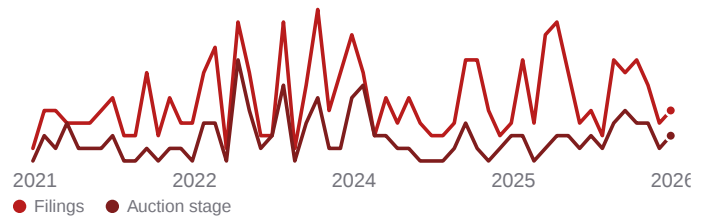
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	6,586
Median value (AVM)	\$195K
Median size	1,502 ft²
Median bedrooms	3
Median year built	1957
Single family	89%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.5%
Owner occupied	59%
Company owned	21%
Median loan-to-value	41%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	18,510
Density	2,913 / mi²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	142
Homes occupied	89%
Bachelor's or higher	22%
Poverty rate	19.6%
Unemployment	0.9%
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.