

Columbia 29209

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

BALANCED MARKET

\$226K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

478

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



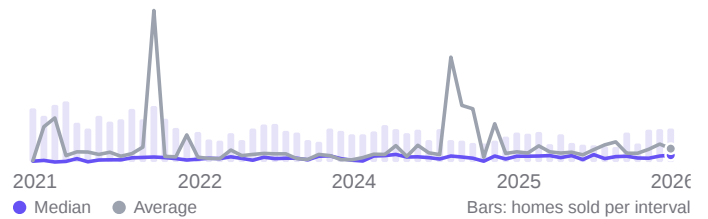
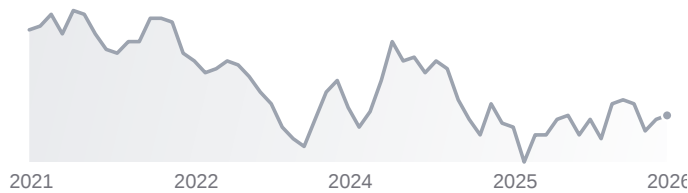
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$239K · Average \$302K

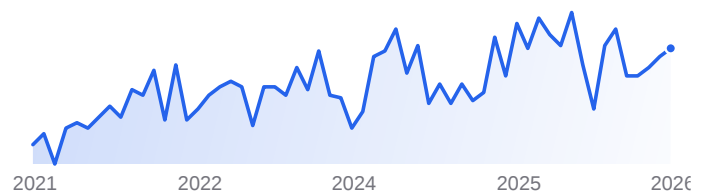
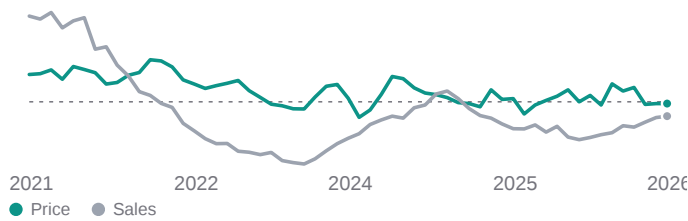


Growth (year over year)

Price -1.1% · Sales -8.8%

Price per square foot

\$145/ft²

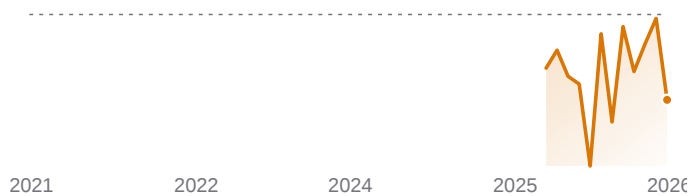


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

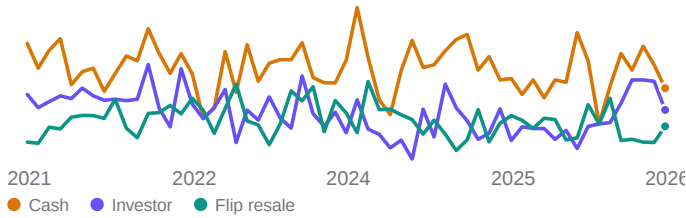
3.8%



BUYERS & OUTCOMES

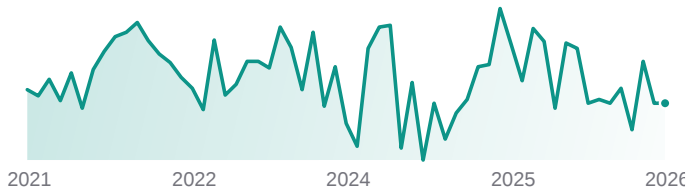
Buyer mix

Cash 22% · Investor 16% · Flip resale 10%



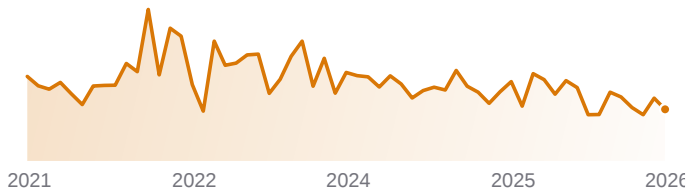
Sellers who sold at a gain

88%

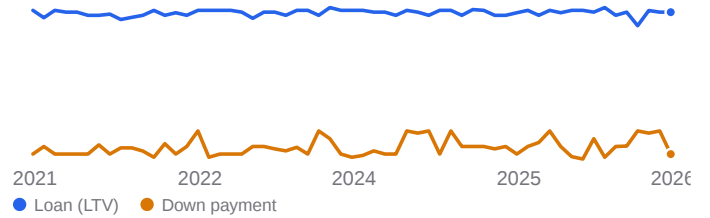


Median annualized return at resale

+4.2%

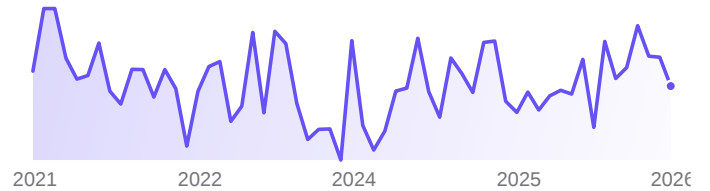


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



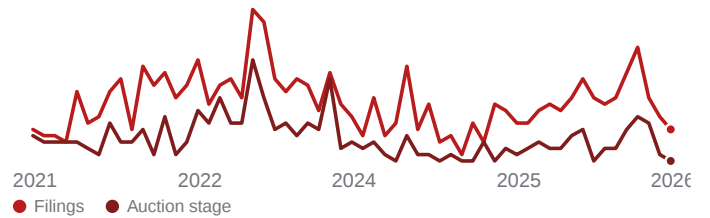
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	12,482
Median value (AVM)	\$233K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1977
Single family	90%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	66%
Company owned	20%
Median loan-to-value	48%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	39,503
Density	752 / mi²
Median household income	\$67K
Average household income	\$90K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	158
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	16.5%
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.