

# Arcadia 29320

ZIP code · SC · South Carolina > Spartanburg County > Arcadia

BALANCED MARKET

**\$88K**

MEDIAN SALE PRICE

**-23.9%**

1-YR CHANGE

**14**

SALES (12 MO)

**\$93K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



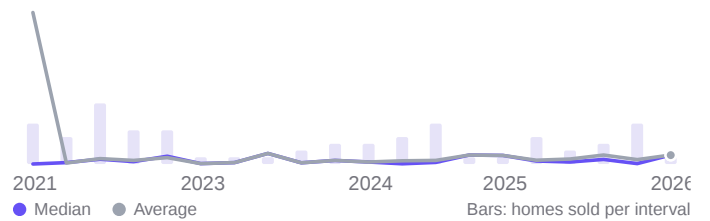
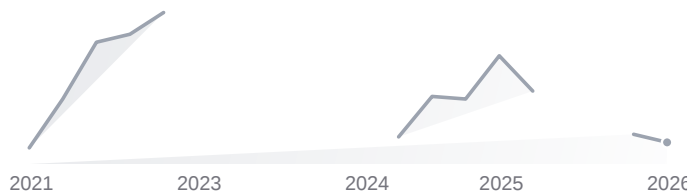
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$155K · Average \$155K

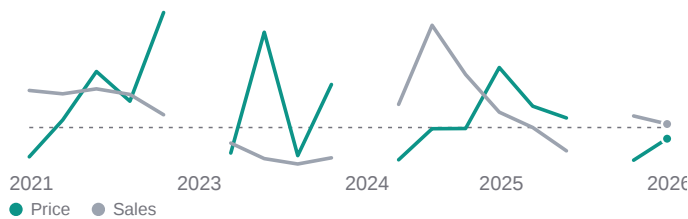


Growth (year over year)

Price -23.9% · Sales +7.7%

Price per square foot

\$146/ft²

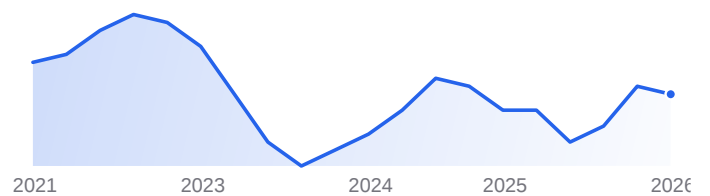
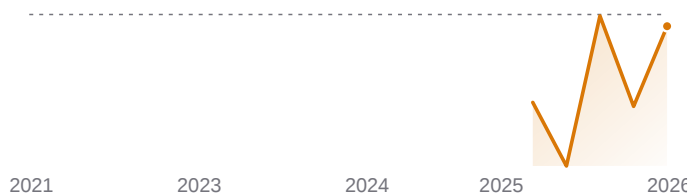


Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

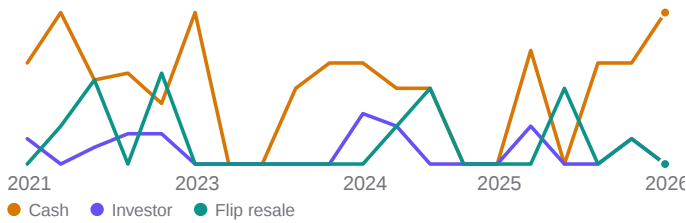
4.3%



## BUYERS & OUTCOMES

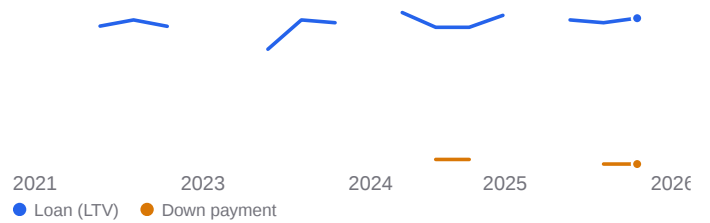
### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



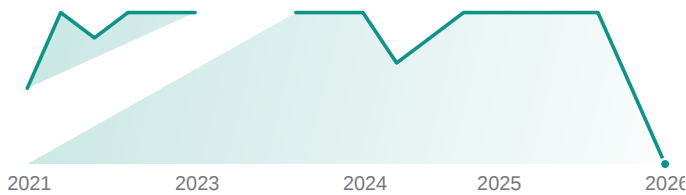
### Financing (share of purchase price)

Loan (LTV) 101% · Down payment 1.8%



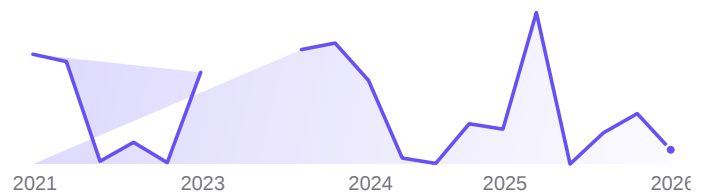
### Sellers who sold at a gain

0%



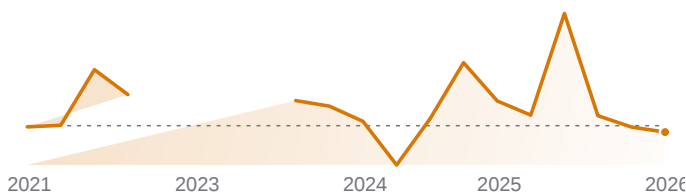
### Typical hold before selling

1.9 yrs



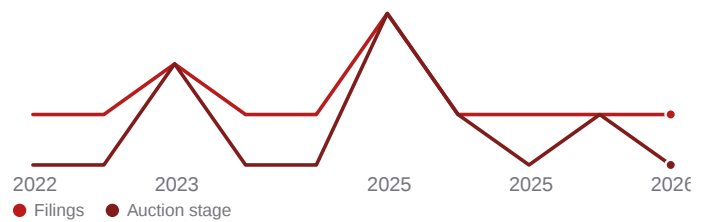
### Median annualized return at resale

-3.0%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 326       |
| Median value (AVM) | \$93K     |
| Median size        | 1,110 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1922      |
| Single family      | 63%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 74%      |
| Underwater (LTV 125% or more) | 3.5%     |
| Owner occupied                | 20%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 11.4 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 200         |
| Density                          | 1,570 / mi² |
| Median household income          | \$25K       |
| Average household income         | \$31K       |
| Crime index (US avg 100)         | 150         |
| Air pollution index (US avg 100) | 85          |
| Earthquake index (US avg 100)    | 89          |
| Homes occupied                   | 93%         |
| Bachelor's or higher             | 10%         |
| Poverty rate                     | 37.8%       |
| Unemployment                     | 1.6%        |
| Average temp                     | 60°F        |
| Annual precip                    | 51 in       |
| Sunshine                         | 61%         |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.