

Duncan 29334

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

BUYER'S MARKET

\$314K

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

223

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



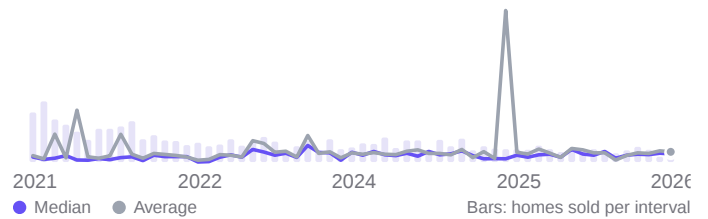
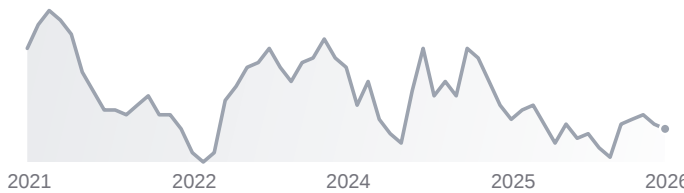
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$315K · Average \$335K

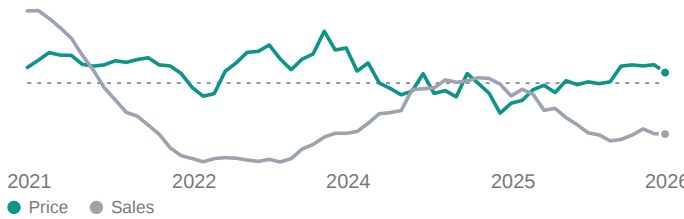


Growth (year over year)

Price +6.4% · Sales -31.2%

Price per square foot

\$156/ft²

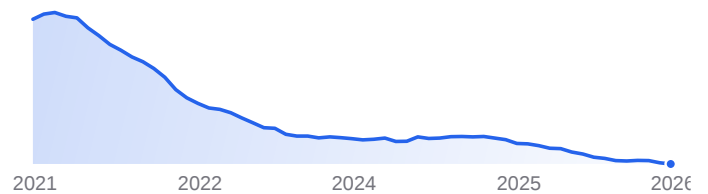
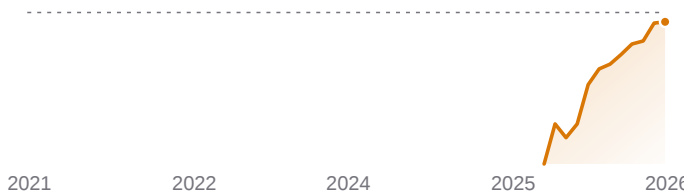


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

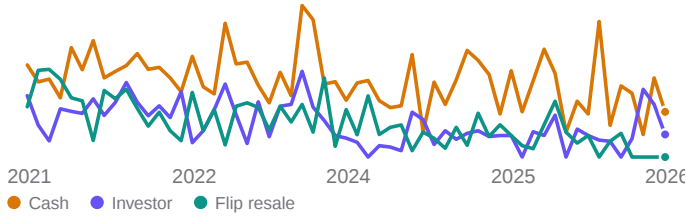
3.3%



BUYERS & OUTCOMES

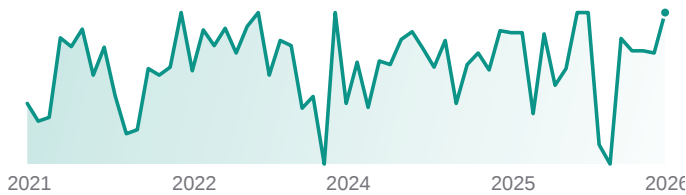
Buyer mix

Cash 19% · Investor 9.5% · Flip resale 0%



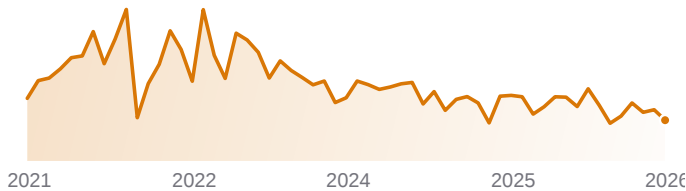
Sellers who sold at a gain

100%

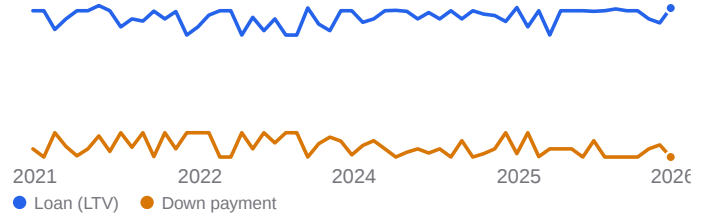


Median annualized return at resale

+4.0%

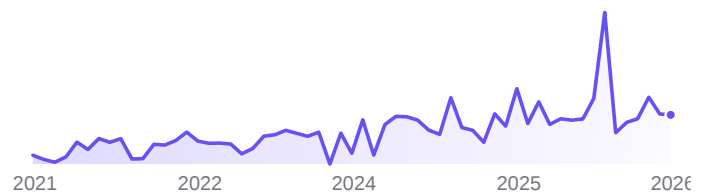


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



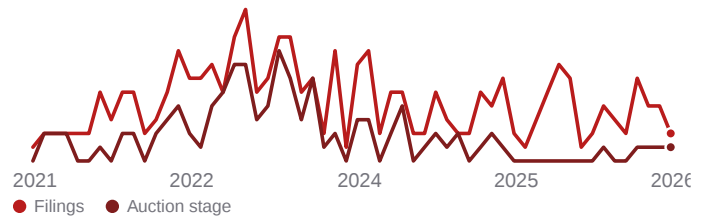
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,754
Median value (AVM)	\$304K
Median size	1,870 ft²
Median bedrooms	3
Median year built	2004
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.0%
Owner occupied	81%
Company owned	10%
Median loan-to-value	58%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	19,802
Density	887 / mi²
Median household income	\$81K
Average household income	\$98K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	93
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	8.8%
Unemployment	1.4%
Average temp	60°F
Annual precip	51 in
Sunshine	61%

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.