

Glendale 29346

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

STRONG SELLER'S MARKET

\$51K

MEDIAN SALE PRICE

+42.7%

1-YR CHANGE

7

SALES (12 MO)

\$83K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

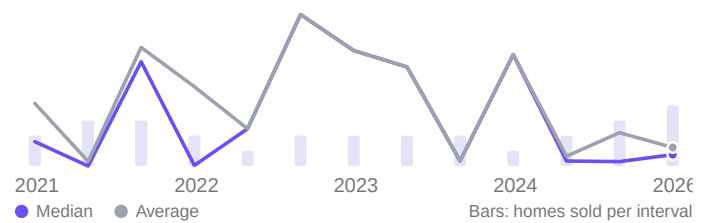
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$42K · Average \$49K



Growth (year over year)

Price +42.7% · Sales +133.3%

Price per square foot

\$33/ft²

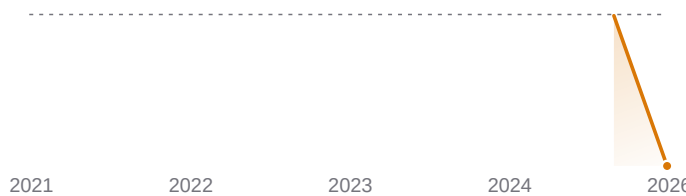


Sale premium vs estimated value

-61.3%

Annual turnover (share of homes sold)

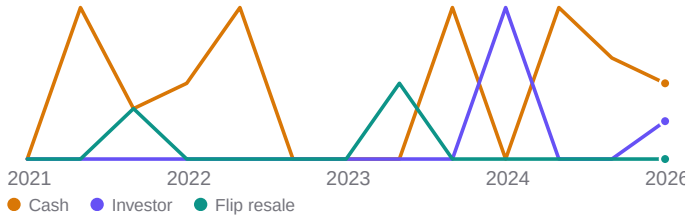
5.4%



BUYERS & OUTCOMES

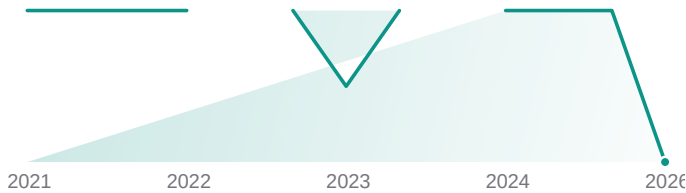
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



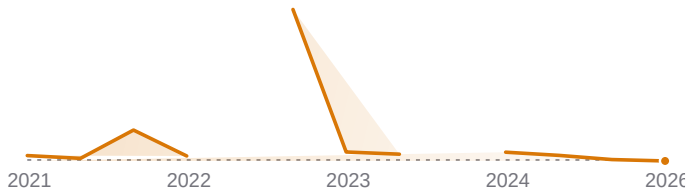
Sellers who sold at a gain

0%

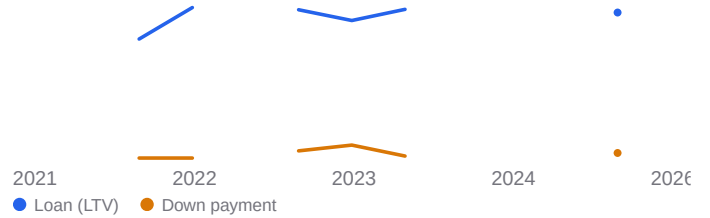


Median annualized return at resale

-3.1%

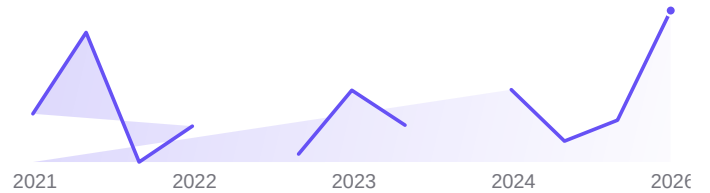


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



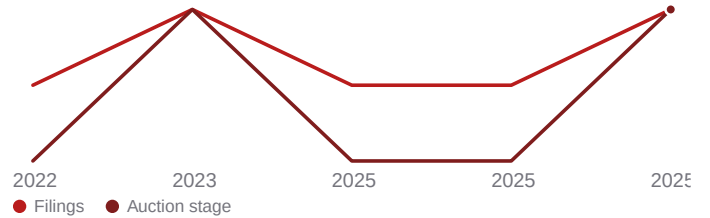
Typical hold before selling

15.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	129
Median value (AVM)	\$83K
Median size	1,322 ft²
Median bedrooms	3
Median year built	1903
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.1%
Owner occupied	37%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	23
Density	171 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	94
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	7.7%
Unemployment	1.2%
Average temp	60°F
Annual precip	49 in
Sunshine	61%

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