

Woodruff 29388

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

BUYER'S MARKET

\$230K

MEDIAN SALE PRICE

-16.3%

1-YR CHANGE

335

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



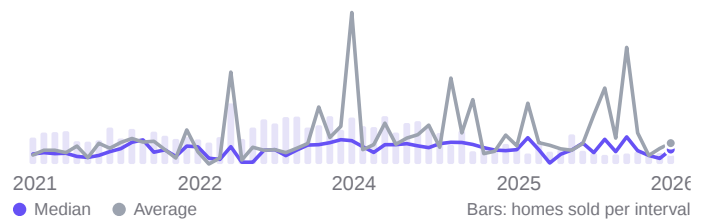
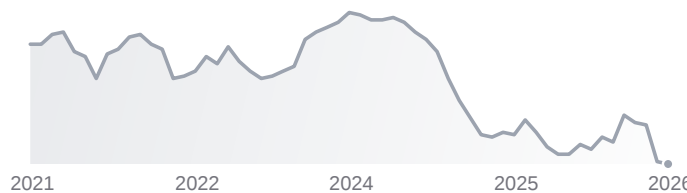
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$255K · Average \$287K

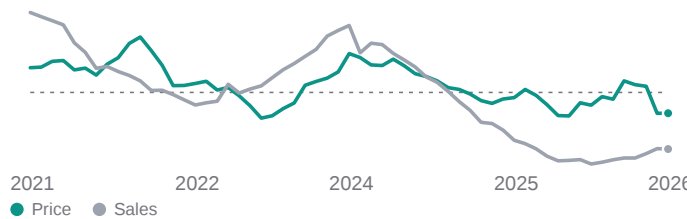


Growth (year over year)

Price -16.3% · Sales -44.4%

Price per square foot

\$153/ft²

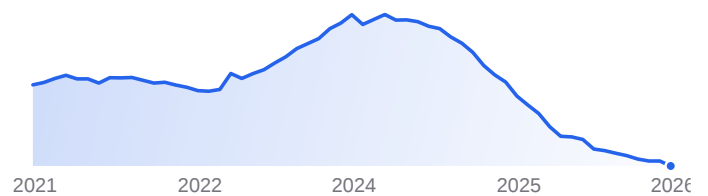


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

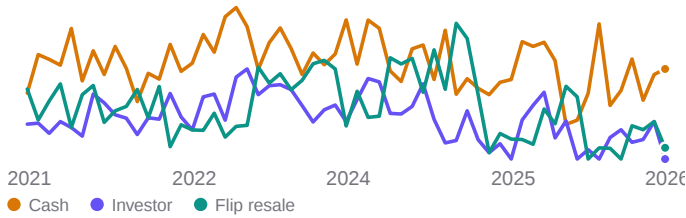
3.7%



BUYERS & OUTCOMES

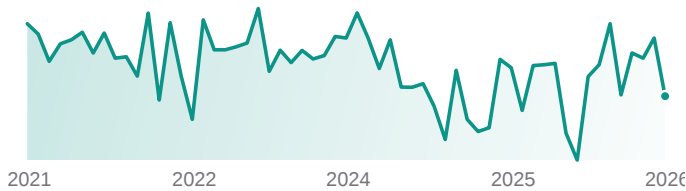
Buyer mix

Cash 40% · Investor 0% · Flip resale 5.0%



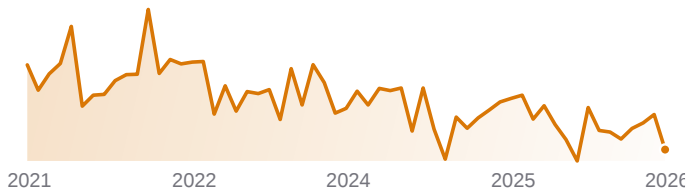
Sellers who sold at a gain

73%

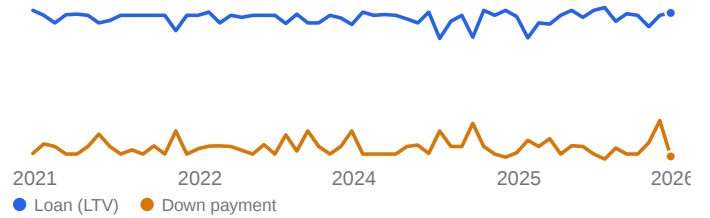


Median annualized return at resale

+1.6%

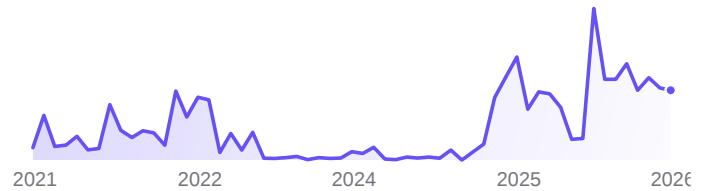


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.5%



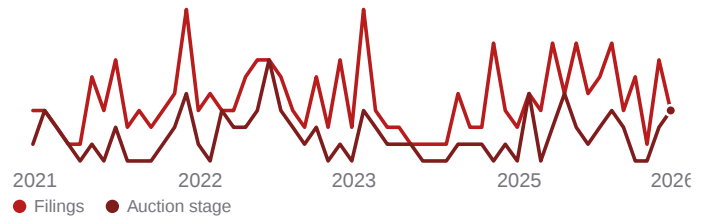
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,129
Median value (AVM)	\$280K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1995
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	10%
Median loan-to-value	46%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	18,487
Density	180 / mi²
Median household income	\$77K
Average household income	\$82K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	95
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	8.1%
Unemployment	1.4%
Average temp	60°F
Annual precip	49 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.