

Effingham 29541

ZIP code · SC · South Carolina > Florence County

BALANCED MARKET

\$240K

MEDIAN SALE PRICE

+34.1%

1-YR CHANGE

55

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



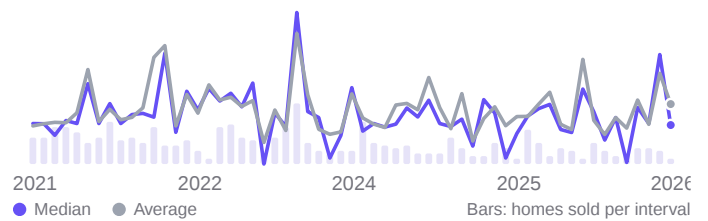
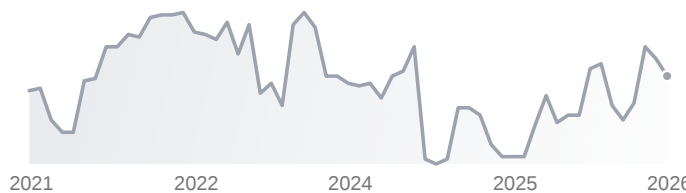
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$160K · Average \$230K

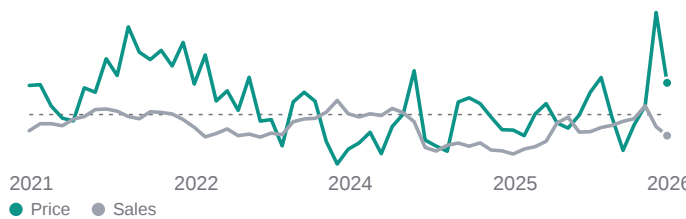


Growth (year over year)

Price +34.1% · Sales -22.5%

Price per square foot

\$59/ft²

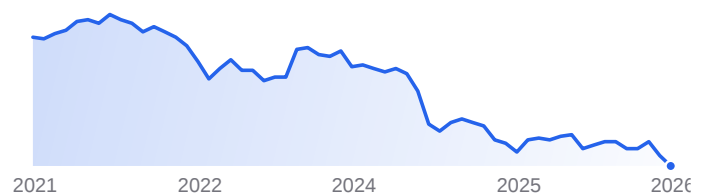


Sale premium vs estimated value

-34.6%

Annual turnover (share of homes sold)

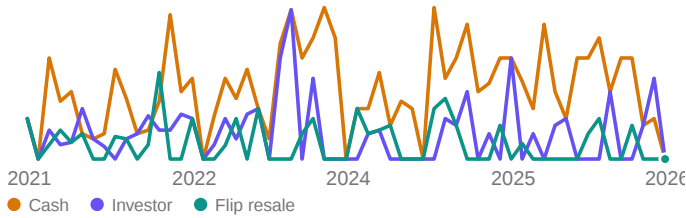
1.9%



BUYERS & OUTCOMES

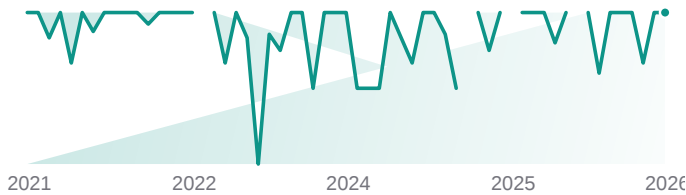
Buyer mix

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



Sellers who sold at a gain

100%

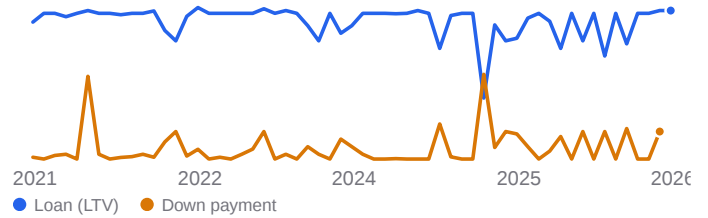


Median annualized return at resale

+1.1%

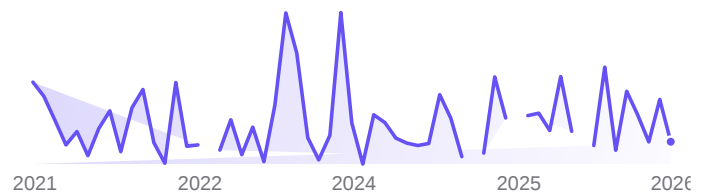


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



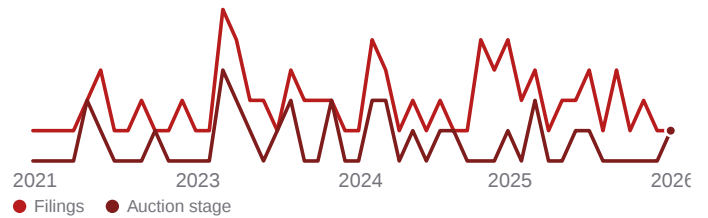
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,929
Median value (AVM)	\$181K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1991
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.6%
Owner occupied	67%
Company owned	9.8%
Median loan-to-value	37%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	10,221
Density	132 / mi²
Median household income	\$60K
Average household income	\$72K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	236
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	11.4%
Unemployment	1.2%
Average temp	63°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.