

Central 29630

ZIP code · SC · South Carolina > Pickens County > Central

BUYER'S MARKET

\$260K

MEDIAN SALE PRICE

-25.8%

1-YR CHANGE

185

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



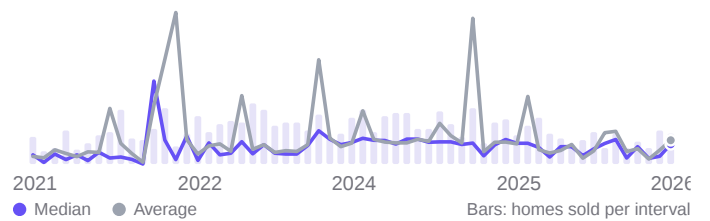
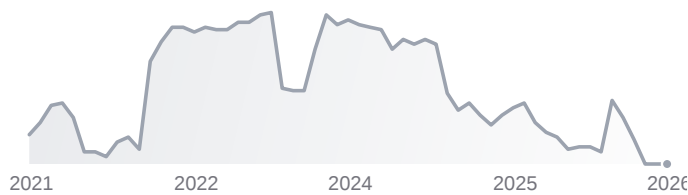
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$354K · Average \$398K

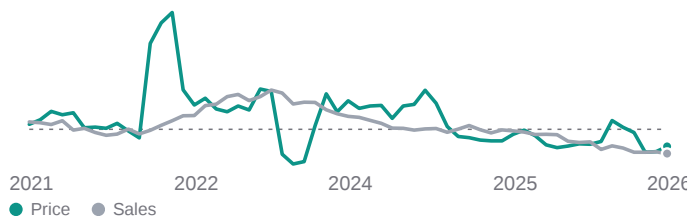


Growth (year over year)

Price -25.8% · Sales -36.6%

Price per square foot

\$185/ft²

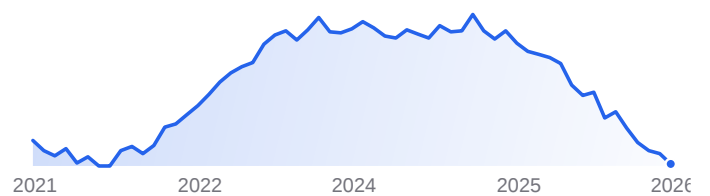
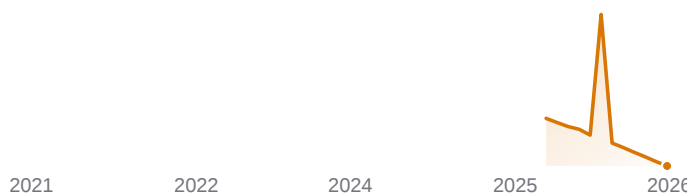


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

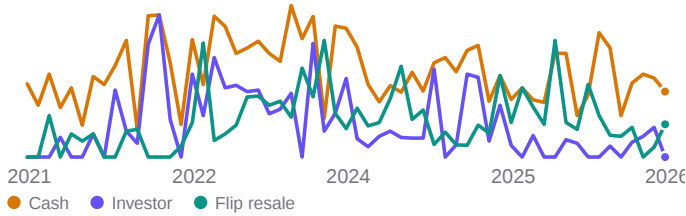
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 0% · Flip resale 16%



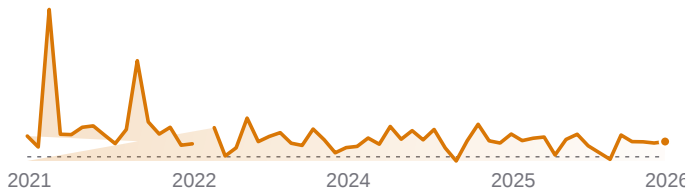
Sellers who sold at a gain

73%

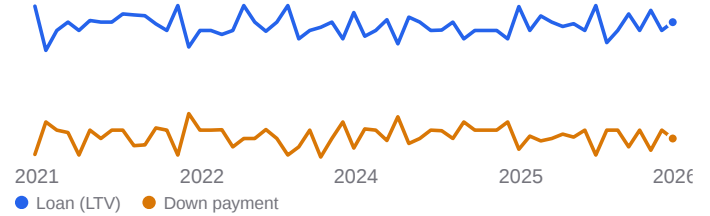


Median annualized return at resale

+5.3%

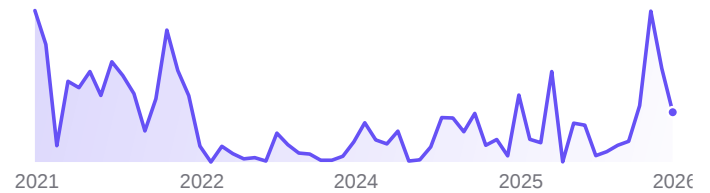


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



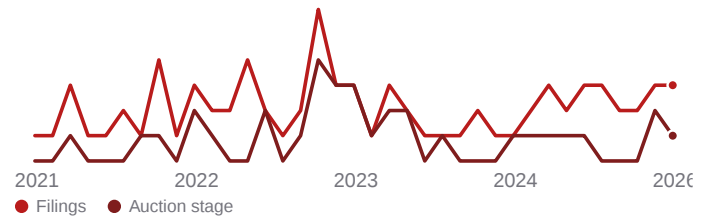
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,480
Median value (AVM)	\$285K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1985
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.6%
Owner occupied	72%
Company owned	16%
Median loan-to-value	36%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	19,404
Density	305 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	97
Homes occupied	90%
Bachelor's or higher	24%
Poverty rate	22.9%
Unemployment	1.1%
Average temp	61°F
Annual precip	55 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.