

Clemson 29631

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

SELLER'S MARKET

\$435K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

242

SALES (12 MO)

\$420K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



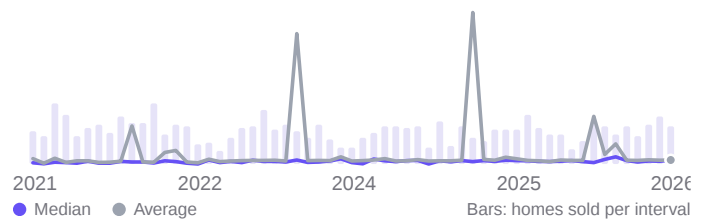
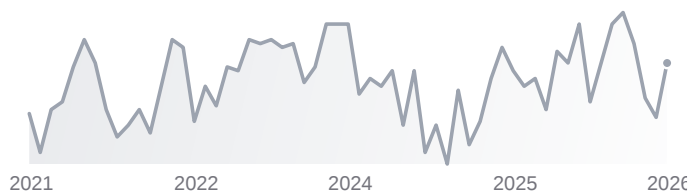
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$475K · Average \$483K

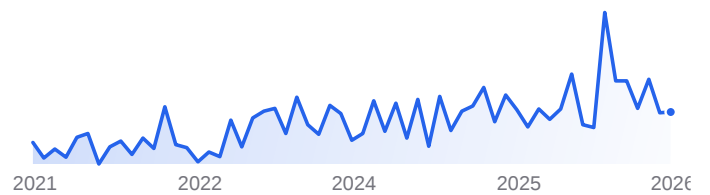
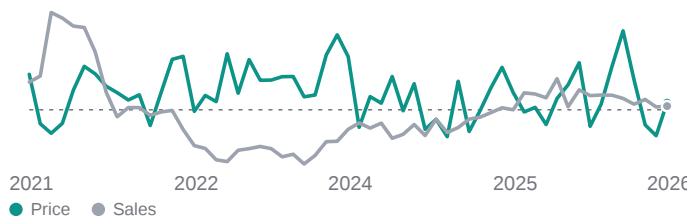


Growth (year over year)

Price +3.2% · Sales +1.7%

Price per square foot

\$225/ft²

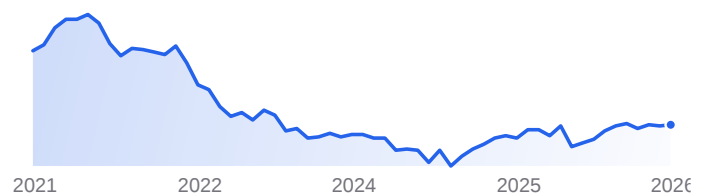
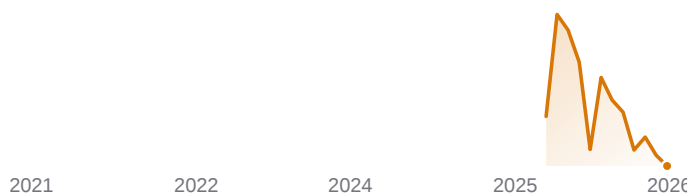


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

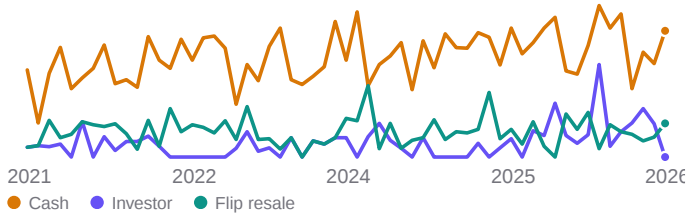
6.1%



BUYERS & OUTCOMES

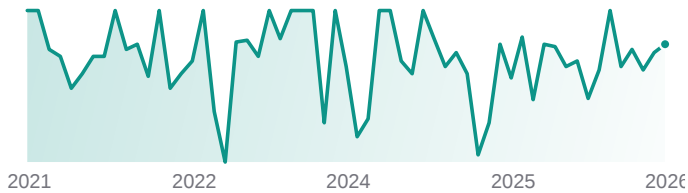
Buyer mix

Cash 65% · Investor 0% · Flip resale 17%



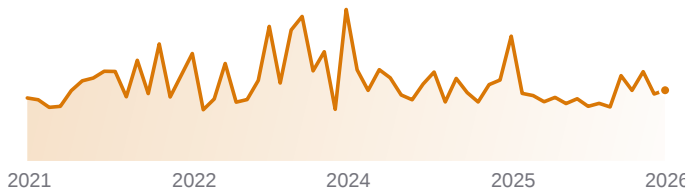
Sellers who sold at a gain

93%

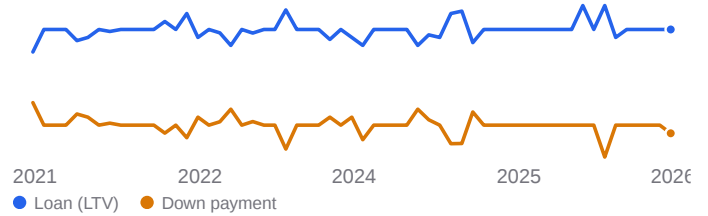


Median annualized return at resale

+7.7%

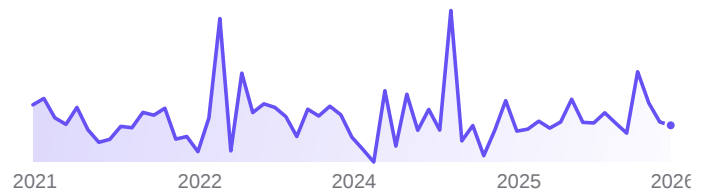


Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



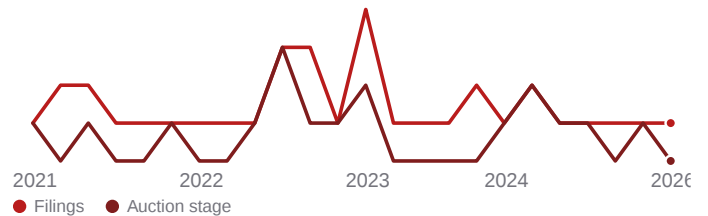
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,985
Median value (AVM)	\$420K
Median size	1,865 ft²
Median bedrooms	3
Median year built	1980
Single family	79%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	67%
Company owned	24%
Median loan-to-value	32%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	20,922
Density	1,905 / mi²
Median household income	\$59K
Average household income	\$86K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	97
Homes occupied	87%
Bachelor's or higher	25%
Poverty rate	27.9%
Unemployment	1.0%
Average temp	61°F
Annual precip	54 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.