

Fair Play 29643

ZIP code · SC · South Carolina > Oconee County > Fair Play

SELLER'S MARKET

\$632K

MEDIAN SALE PRICE

+141.7%

1-YR CHANGE

60

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

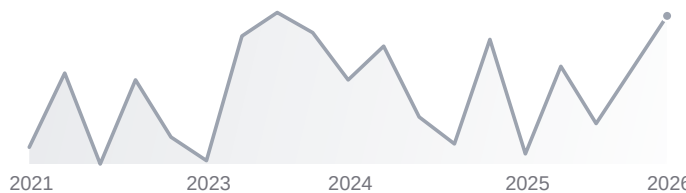
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

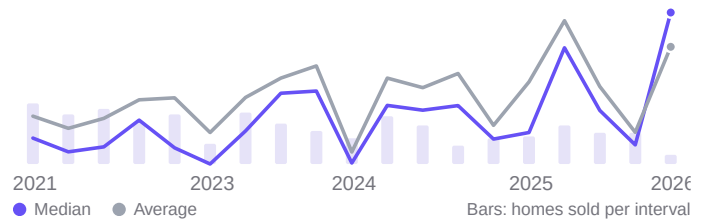
Market temperature (0–100)

66 / 100



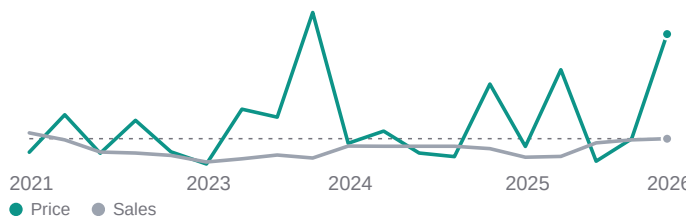
Sale prices

Median \$729K · Average \$594K



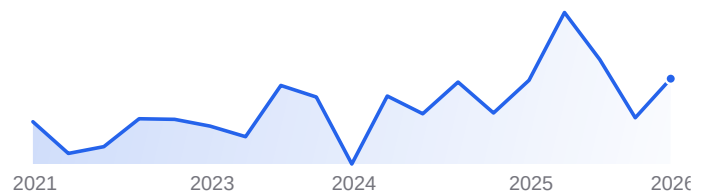
Growth (year over year)

Price +141.7% · Sales +0.0%



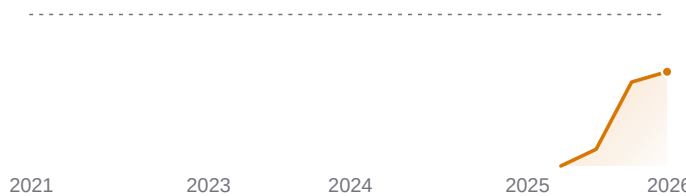
Price per square foot

\$275/ft²



Sale premium vs estimated value

-1.7%



Annual turnover (share of homes sold)

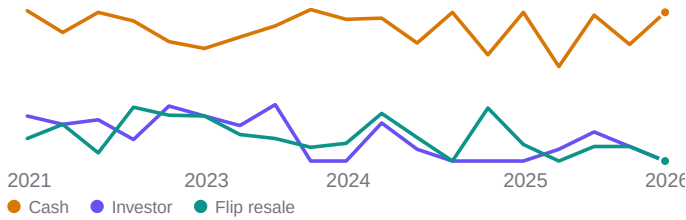
2.8%



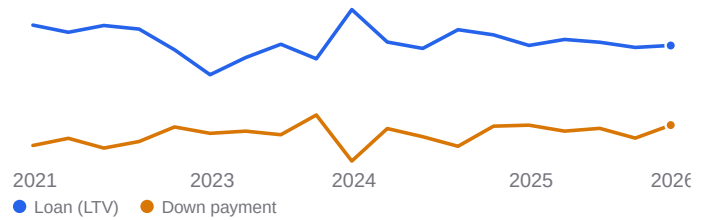
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

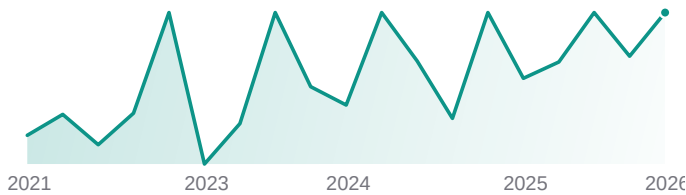


Financing (share of purchase price) Loan (LTV) 73% · Down payment 28%



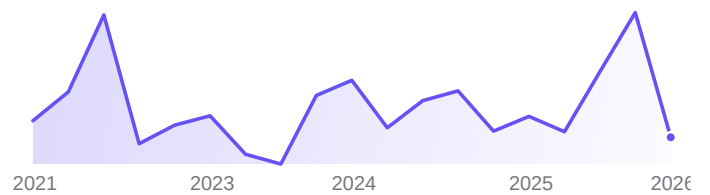
Sellers who sold at a gain

100%



Typical hold before selling

3.7 yrs



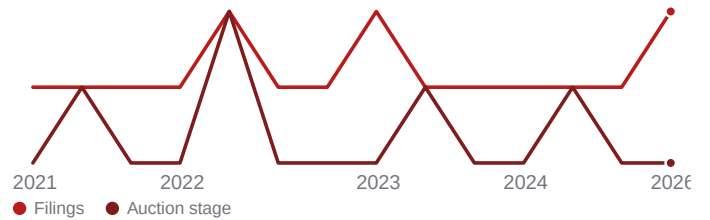
Median annualized return at resale

+13.3%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,140
Median value (AVM)	\$335K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1996
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.7%
Owner occupied	60%
Company owned	13%
Median loan-to-value	30%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	3,080
Density	94 / mi²
Median household income	\$74K
Average household income	\$90K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	87
Homes occupied	73%
Bachelor's or higher	19%
Poverty rate	12.0%
Unemployment	1.0%
Average temp	61°F
Annual precip	53 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.