

Long Creek 29658

ZIP code · SC · South Carolina > Oconee County

\$89K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

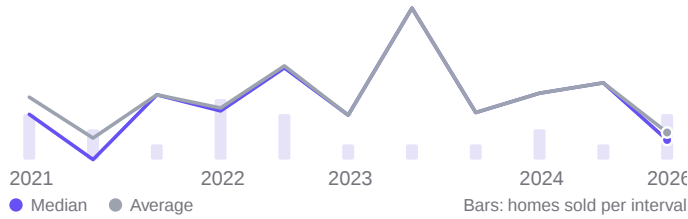
MARKET TRENDS (5 YEARS)

Sale prices

Median \$94K · Average \$123K

Growth (year over year)

Price +14.5% · Sales -50.0%

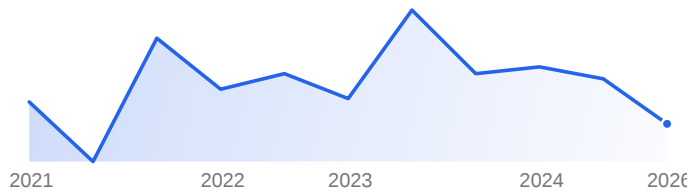


Price per square foot

\$78/ft²

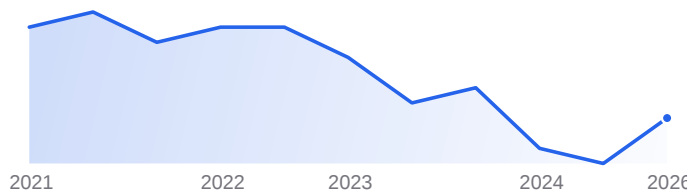
Sale premium vs estimated value

-19.1%



Annual turnover (share of homes sold)

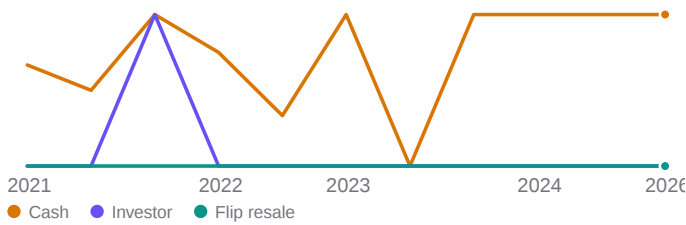
1.8%



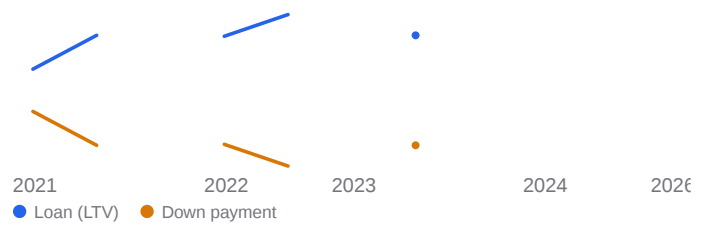
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

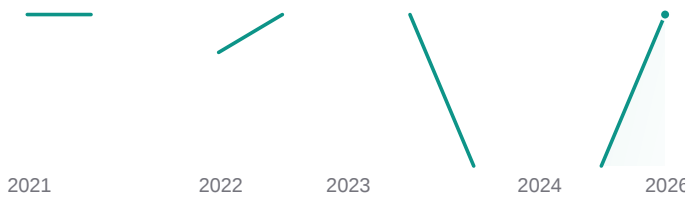


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



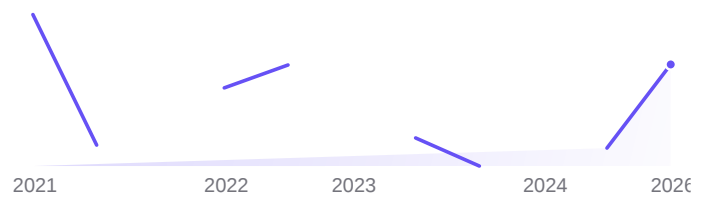
Sellers who sold at a gain

100%



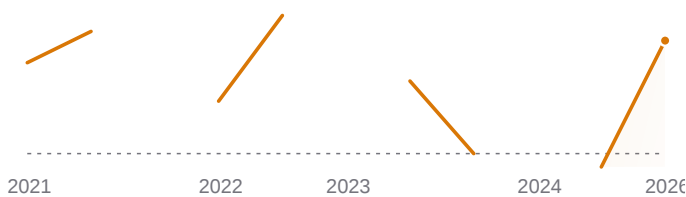
Typical hold before selling

11.0 yrs



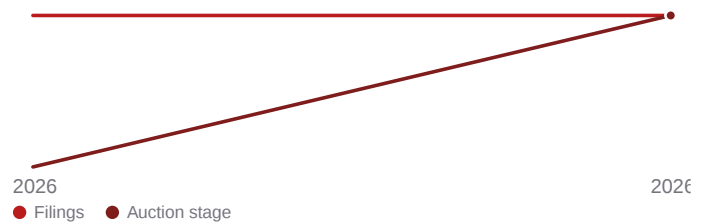
Median annualized return at resale

+13.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	217
Median value (AVM)	\$261K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1996
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	6.8%
Owner occupied	52%
Company owned	10%
Median loan-to-value	25%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	392
Density	15 / mi²
Median household income	\$57K
Average household income	\$74K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	93
Homes occupied	72%
Bachelor's or higher	16%
Poverty rate	22.2%
Unemployment	1.1%
Average temp	59°F
Annual precip	63 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.