

Mountain Rest 29664

ZIP code · SC · South Carolina › Oconee County

BUYER'S MARKET

\$193K

MEDIAN SALE PRICE

-39.2%

1-YR CHANGE

35

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



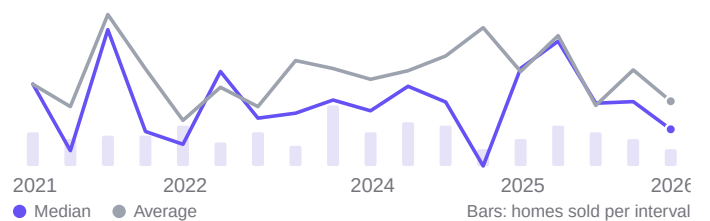
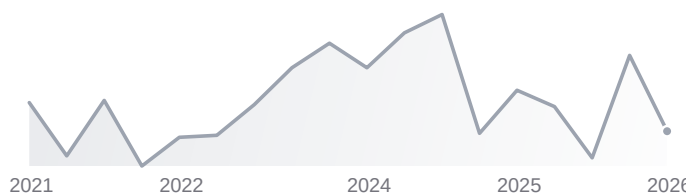
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$159K · Average \$208K

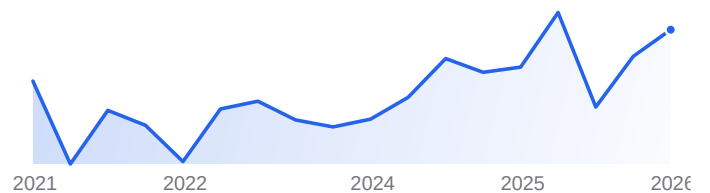
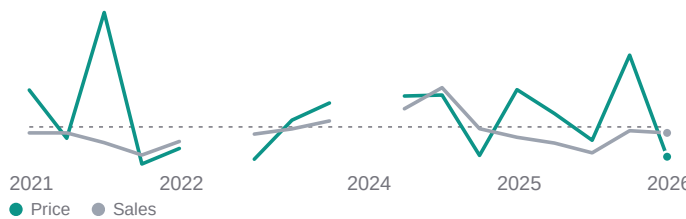


Growth (year over year)

Price -39.2% · Sales -7.9%

Price per square foot

\$245/ft²

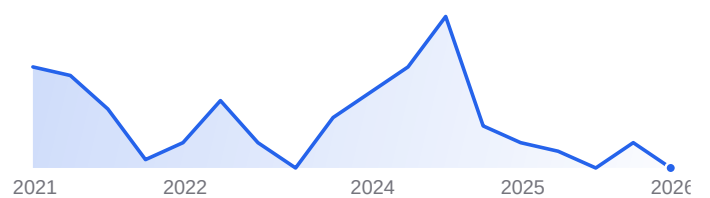


Sale premium vs estimated value

+21.5%

Annual turnover (share of homes sold)

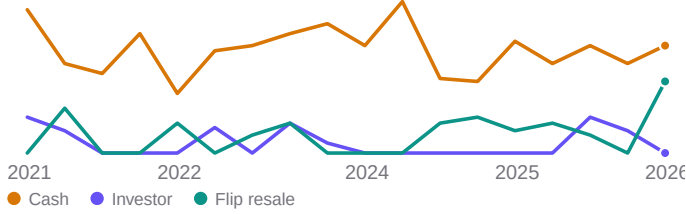
2.4%



BUYERS & OUTCOMES

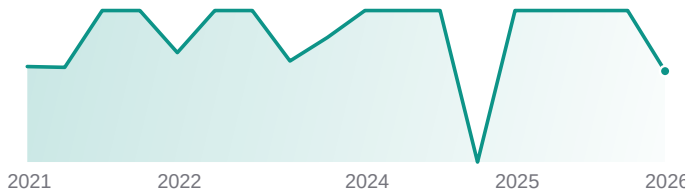
Buyer mix

Cash 60% · Investor 0% · Flip resale 40%



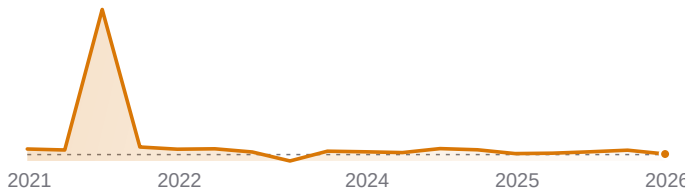
Sellers who sold at a gain

80%

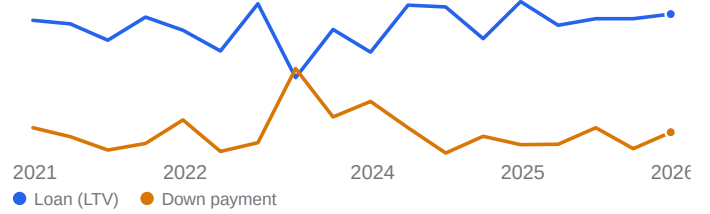


Median annualized return at resale

+1.9%

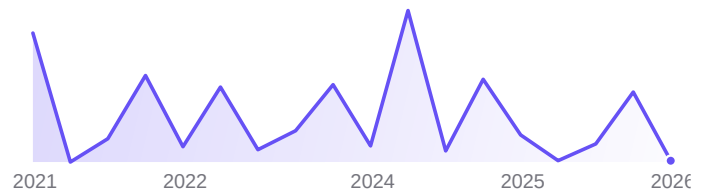


Financing (share of purchase price) Loan (LTV) 83% · Down payment 18%



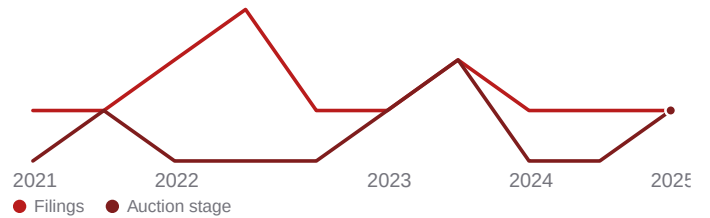
Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,436
Median value (AVM)	\$236K
Median size	1,326 ft²
Median bedrooms	3
Median year built	1985
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.4%
Owner occupied	50%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	1,740
Density	21 / mi²
Median household income	\$45K
Average household income	\$84K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	96
Homes occupied	71%
Bachelor's or higher	16%
Poverty rate	20.9%
Unemployment	1.0%
Average temp	58°F
Annual precip	68 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.