

Pendleton 29670

ZIP code · SC · South Carolina > Anderson County > Pendleton

BALANCED MARKET

\$280K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

160

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



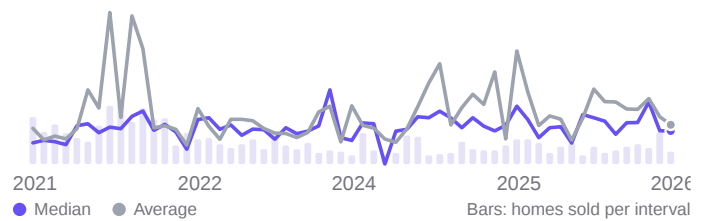
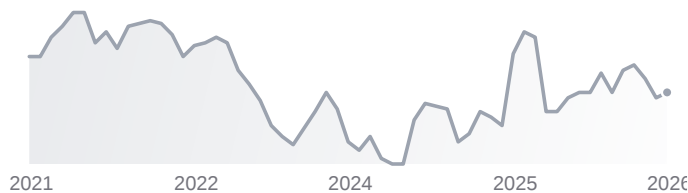
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$250K · Average \$269K

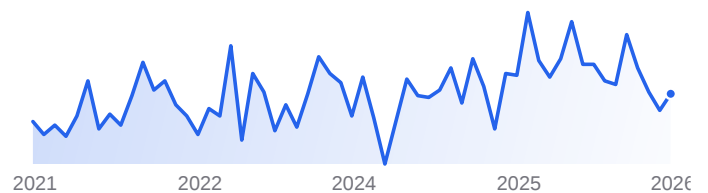
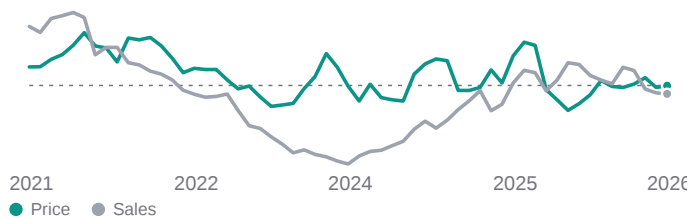


Growth (year over year)

Price -0.1% · Sales -5.9%

Price per square foot

\$155/ft²

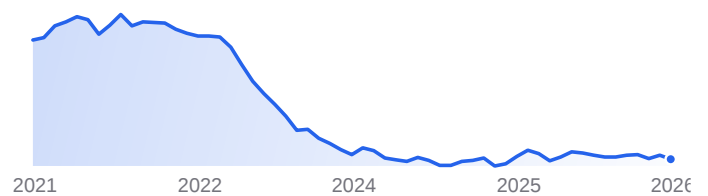
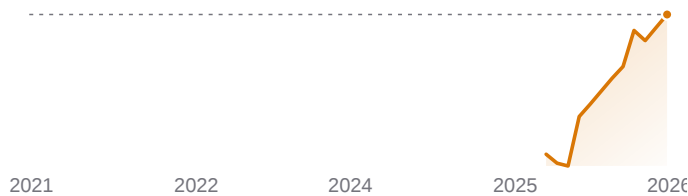


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

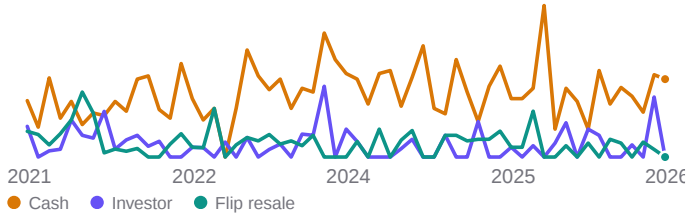
3.6%



BUYERS & OUTCOMES

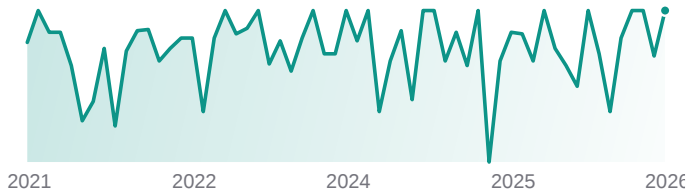
Buyer mix

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



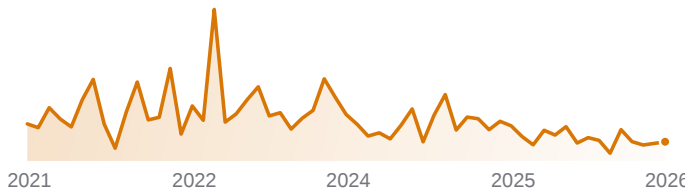
Sellers who sold at a gain

100%

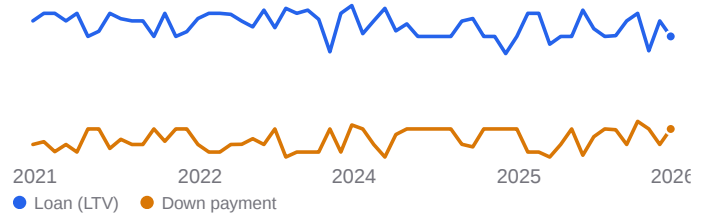


Median annualized return at resale

+3.7%

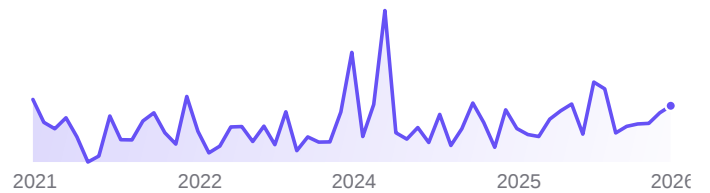


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



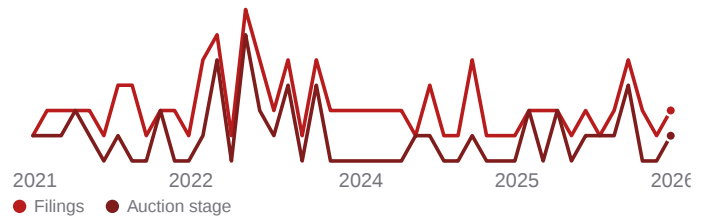
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,427
Median value (AVM)	\$257K
Median size	1,577 ft²
Median bedrooms	3
Median year built	2005
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	9.6%
Median loan-to-value	41%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	12,570
Density	214 / mi²
Median household income	\$62K
Average household income	\$90K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	91
Homes occupied	91%
Bachelor's or higher	24%
Poverty rate	10.0%
Unemployment	1.0%
Average temp	61°F
Annual precip	53 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.