

Salem 29676

ZIP code · SC · South Carolina > Oconee County > Salem

BALANCED MARKET

\$482K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

165

SALES (12 MO)

\$605K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



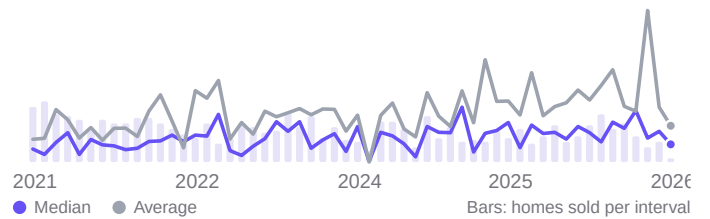
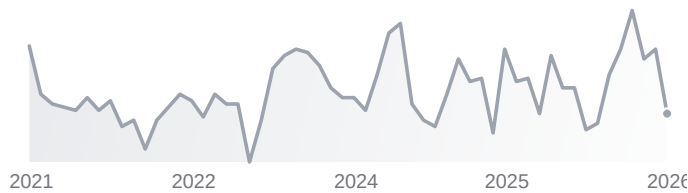
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$415K · Average \$607K

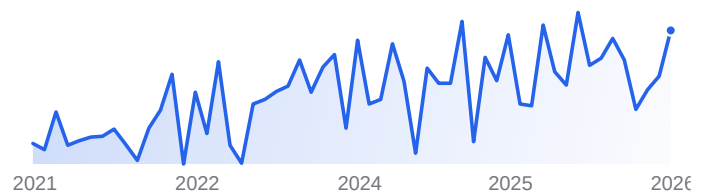
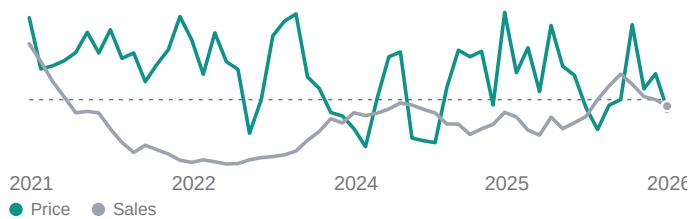


Growth (year over year)

Price -5.0% · Sales -3.5%

Price per square foot

\$299/ft²

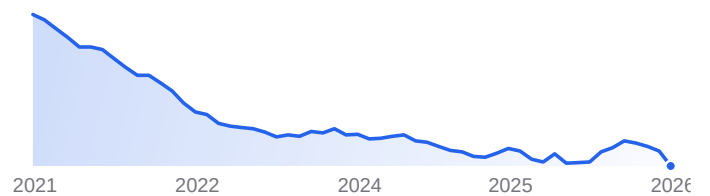
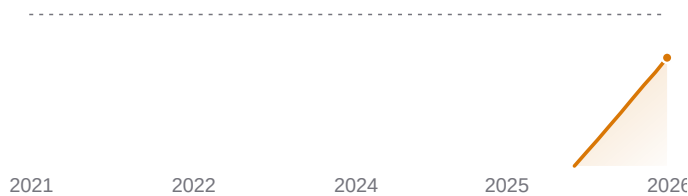


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

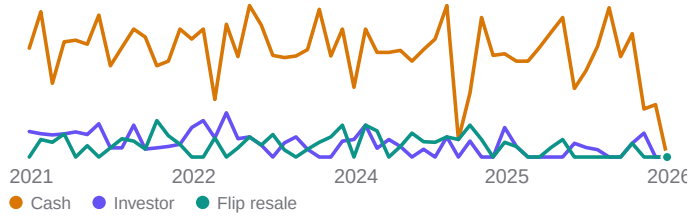
3.8%



BUYERS & OUTCOMES

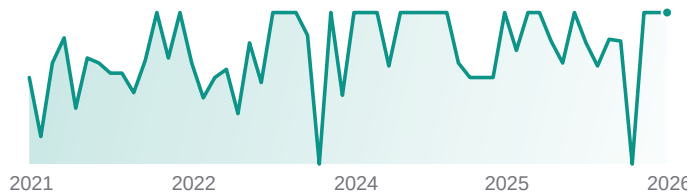
Buyer mix

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



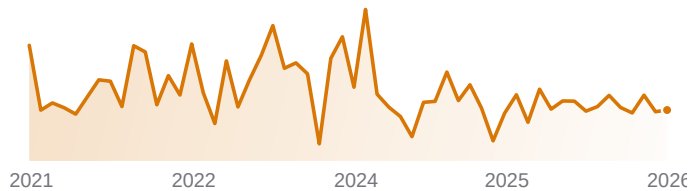
Sellers who sold at a gain

100%

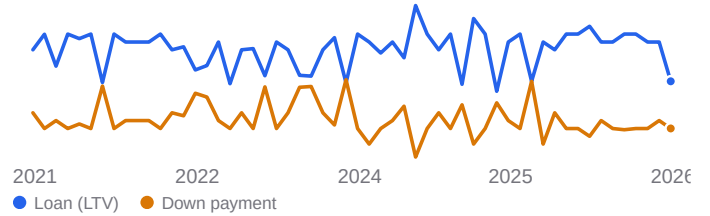


Median annualized return at resale

+8.5%

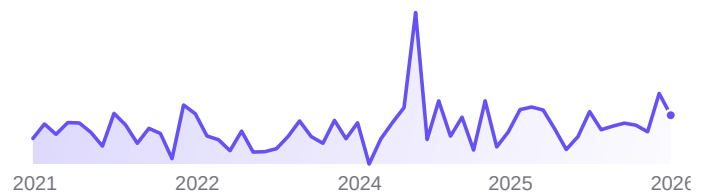


Financing (share of purchase price) Loan (LTV) 50% · Down payment 20%



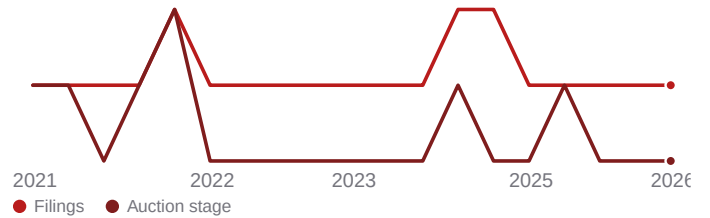
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,377
Median value (AVM)	\$605K
Median size	2,013 ft²
Median bedrooms	3
Median year built	1991
Single family	85%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.3%
Owner occupied	64%
Company owned	23%
Median loan-to-value	21%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	6,198
Density	74 / mi ²
Median household income	\$96K
Average household income	\$132K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	101
Homes occupied	76%
Bachelor's or higher	17%
Poverty rate	6.9%
Unemployment	0.8%
Average temp	59°F
Annual precip	67 in
Sunshine	61%

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