

Seneca 29678

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

BUYER'S MARKET

\$257K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

329

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



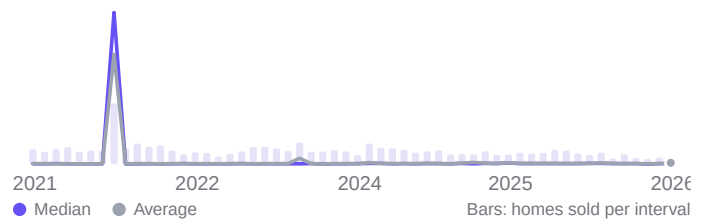
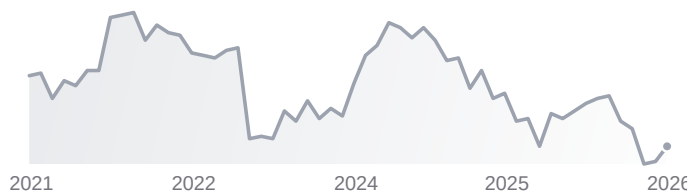
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$240K · Average \$478K

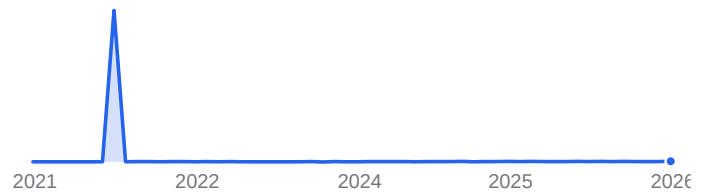
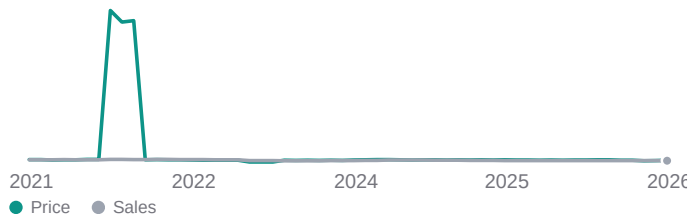


Growth (year over year)

Price +2.1% · Sales -28.6%

Price per square foot

\$211/ft²

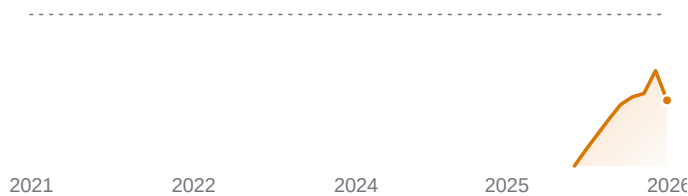


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

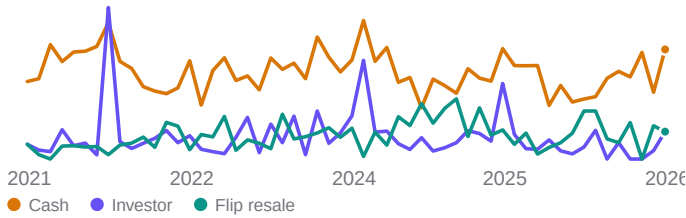
3.0%



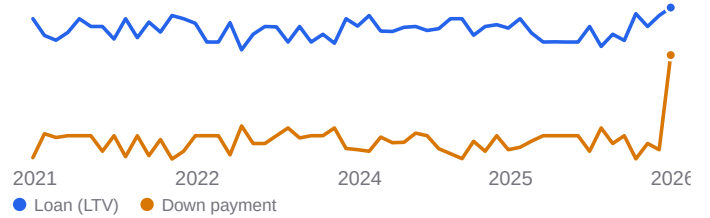
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 14% · Flip resale 14%

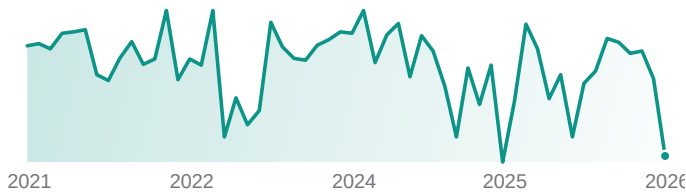


Financing (share of purchase price) Loan (LTV) 102% · Down payment 72%



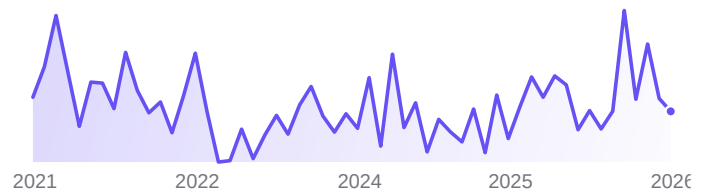
Sellers who sold at a gain

60%



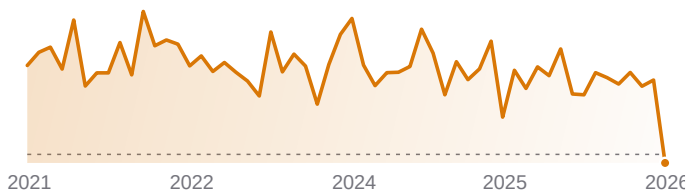
Typical hold before selling

3.2 yrs



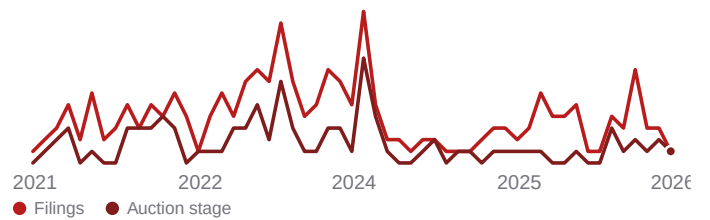
Median annualized return at resale

-0.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,986
Median value (AVM)	\$242K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1989
Single family	78%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.7%
Owner occupied	64%
Company owned	14%
Median loan-to-value	35%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	24,812
Density	292 / mi ²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	88
Homes occupied	88%
Bachelor's or higher	15%
Poverty rate	19.2%
Unemployment	1.0%
Average temp	61°F
Annual precip	54 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.