

Simpsonville 29680

ZIP code · SC · South Carolina > Greenville County > Simpsonville

BUYER'S MARKET

\$352K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

601

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



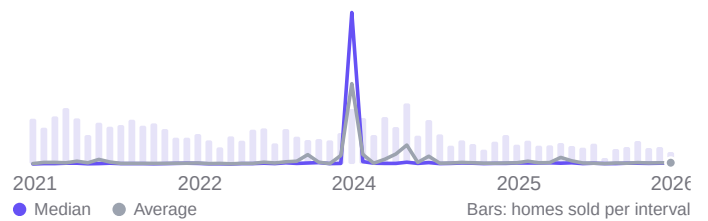
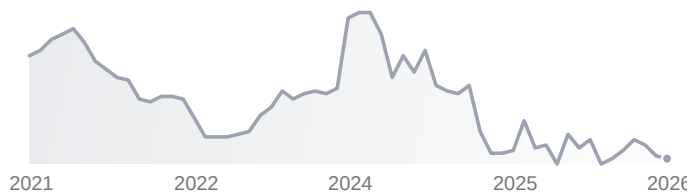
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$358K · Average \$394K

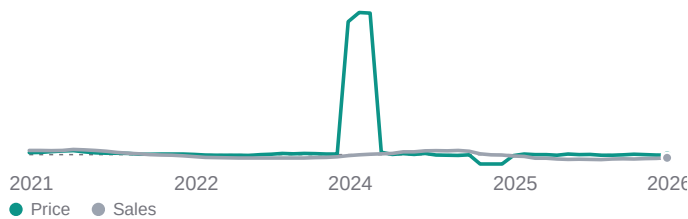


Growth (year over year)

Price -5.0% · Sales -31.1%

Price per square foot

\$172/ft²

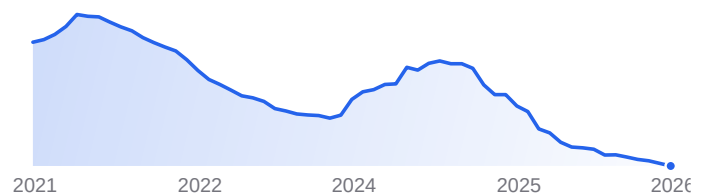
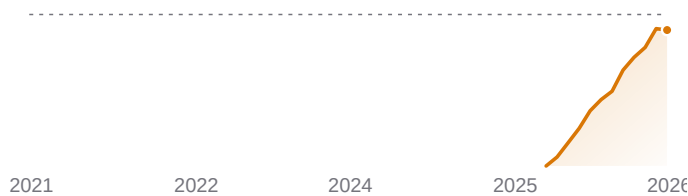


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

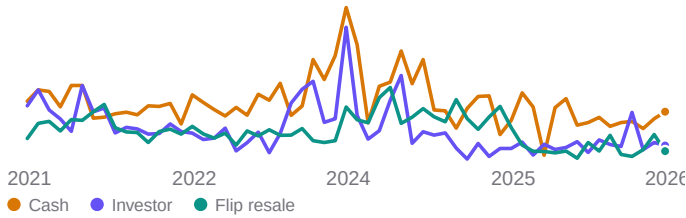
4.4%



BUYERS & OUTCOMES

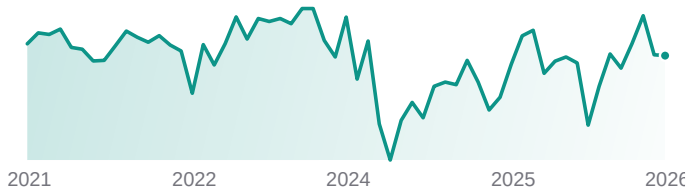
Buyer mix

Cash 25% · Investor 8.3% · Flip resale 5.6%



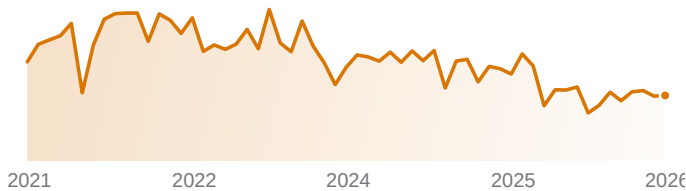
Sellers who sold at a gain

85%

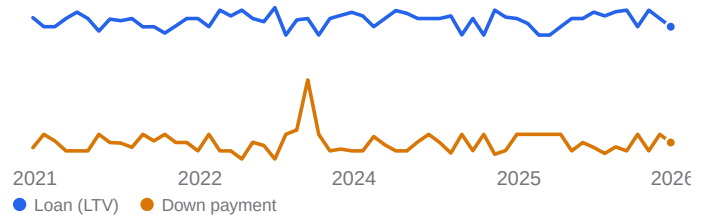


Median annualized return at resale

+4.5%

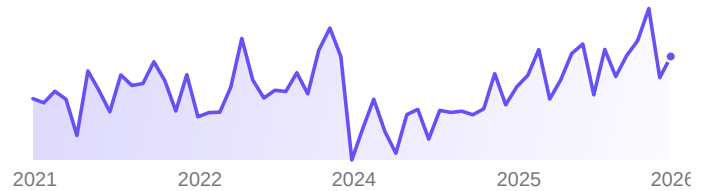


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



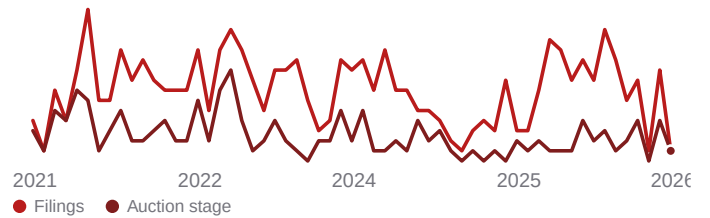
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,587
Median value (AVM)	\$356K
Median size	2,032 ft²
Median bedrooms	3
Median year built	2005
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.6%
Owner occupied	89%
Company owned	13%
Median loan-to-value	51%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	37,886
Density	1,192 / mi²
Median household income	\$94K
Average household income	\$109K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	92
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	5.1%
Unemployment	1.3%
Average temp	60°F
Annual precip	51 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.