

Simpsonville 29681

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

BALANCED MARKET

\$415K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

1,037

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



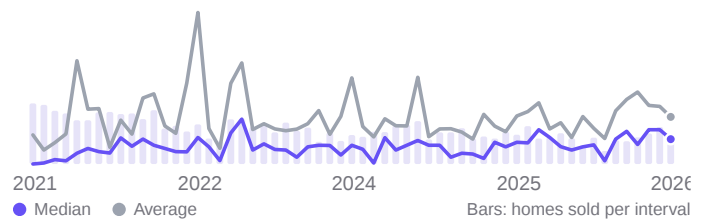
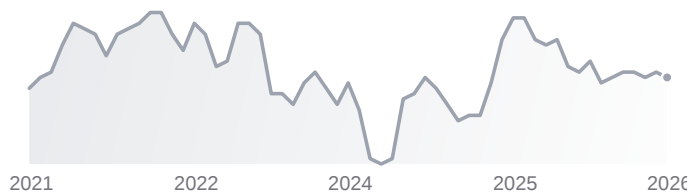
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$395K · Average \$467K

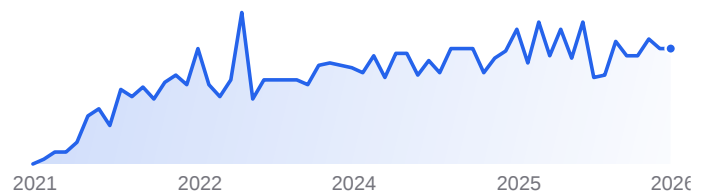
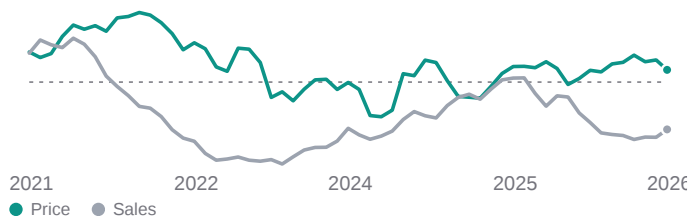


Growth (year over year)

Price +4.4% · Sales -17.0%

Price per square foot

\$183/ft²

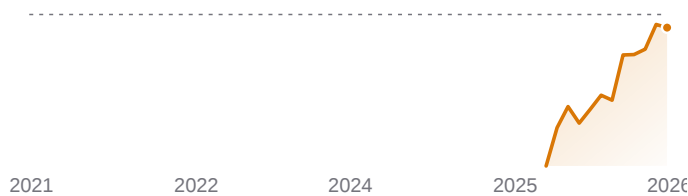


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

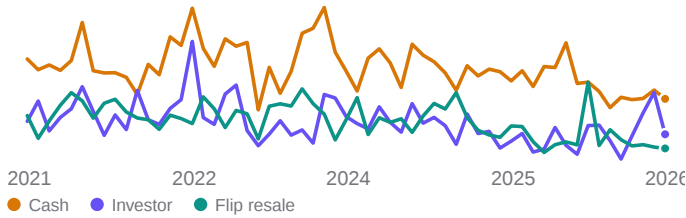
4.3%



BUYERS & OUTCOMES

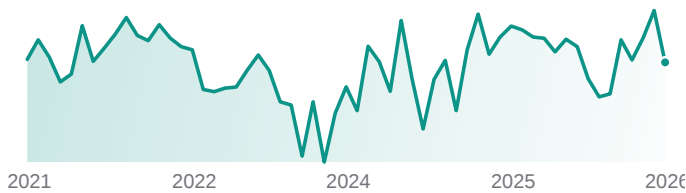
Buyer mix

Cash 20% · Investor 8.3% · Flip resale 3.6%



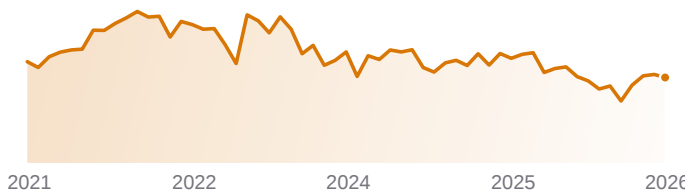
Sellers who sold at a gain

90%

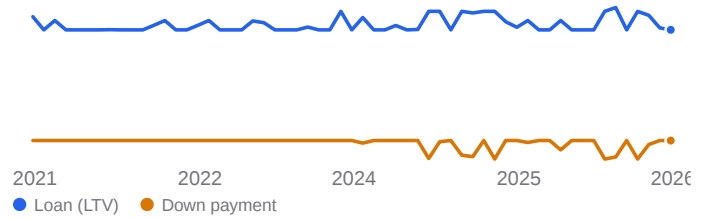


Median annualized return at resale

+5.6%

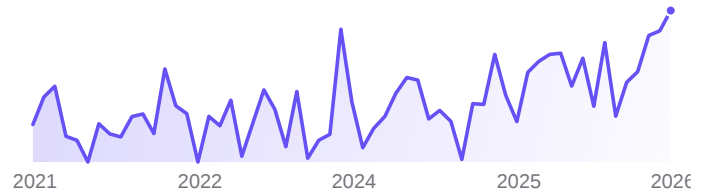


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



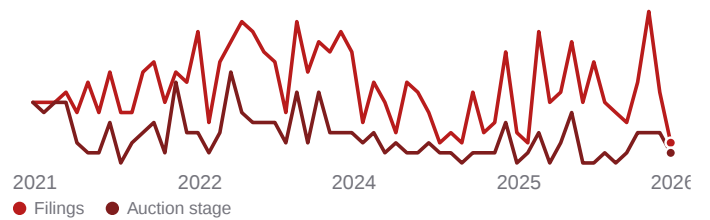
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	23,868
Median value (AVM)	\$405K
Median size	2,344 ft²
Median bedrooms	3
Median year built	2002
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	14%
Median loan-to-value	48%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	65,247
Density	1,563 / mi²
Median household income	\$110K
Average household income	\$131K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	91
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.0%
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.