

Tamassee 29686

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

BALANCED MARKET

\$458K

MEDIAN SALE PRICE

+221.1%

1-YR CHANGE

15

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

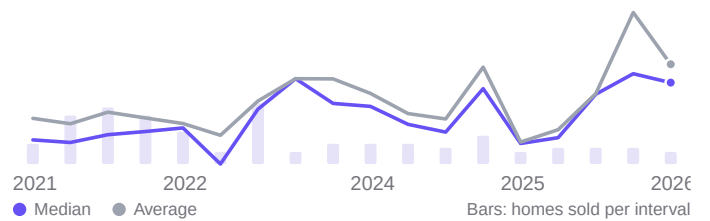
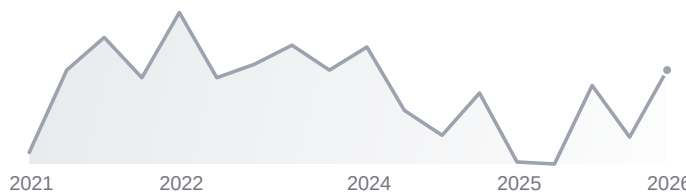
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$383K · Average \$452K

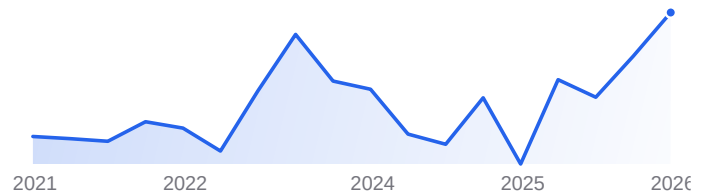
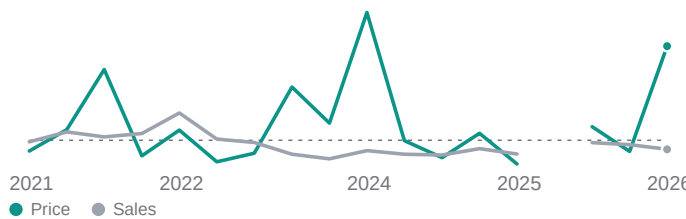


Growth (year over year)

Price +221.1% · Sales -21.1%

Price per square foot

\$394/ft²

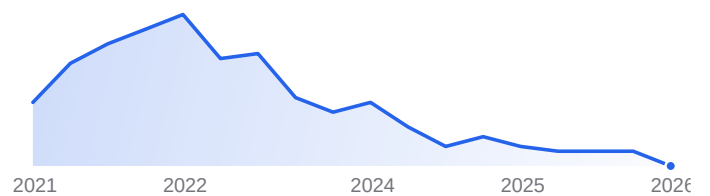
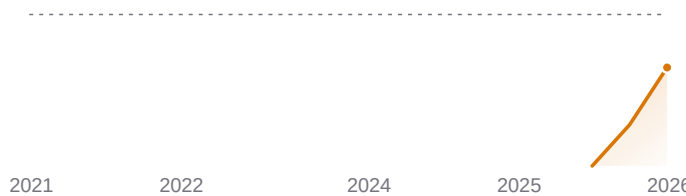


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

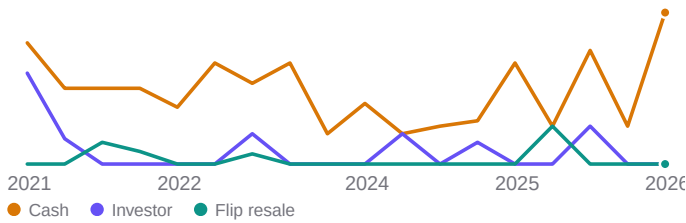
1.9%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



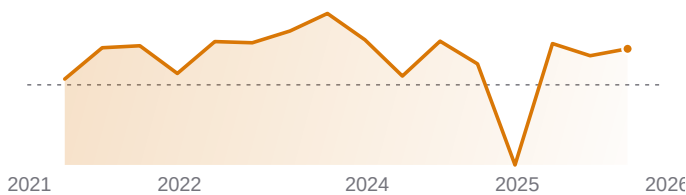
Sellers who sold at a gain

100%

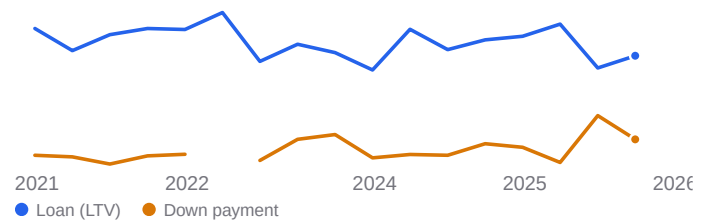


Median annualized return at resale

+8.2%

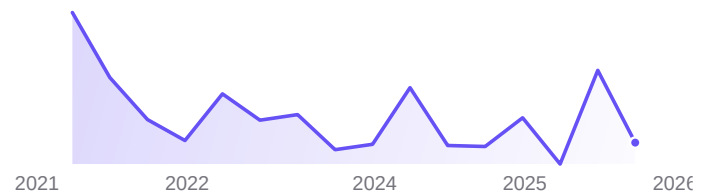


Financing (share of purchase price) Loan (LTV) 73% · Down payment 20%



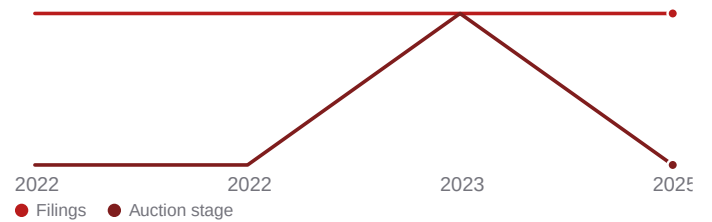
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	774
Median value (AVM)	\$326K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1990
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.2%
Owner occupied	55%
Company owned	13%
Median loan-to-value	11%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	1,176
Density	33 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	99
Homes occupied	73%
Bachelor's or higher	15%
Poverty rate	17.7%
Unemployment	1.1%
Average temp	59°F
Annual precip	65 in
Sunshine	61%

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