

Westminster 29693

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

STRONG BUYER'S MARKET

\$168K

MEDIAN SALE PRICE

-20.9%

1-YR CHANGE

233

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



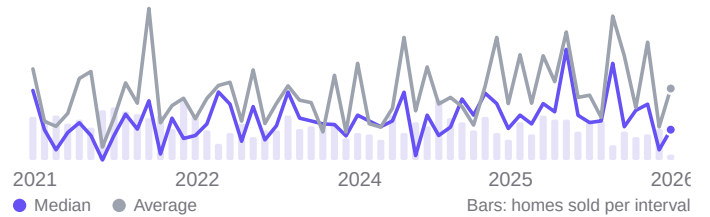
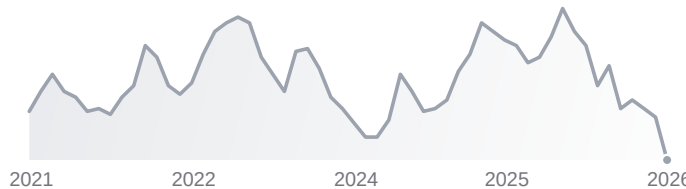
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$185K · Average \$256K

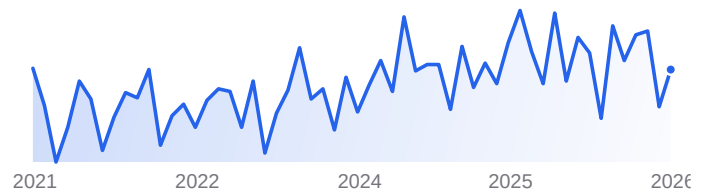
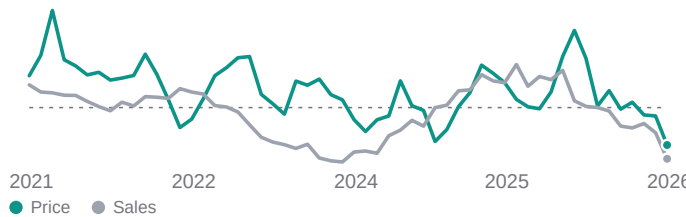


Growth (year over year)

Price -20.9% · Sales -28.5%

Price per square foot

\$163/ft²

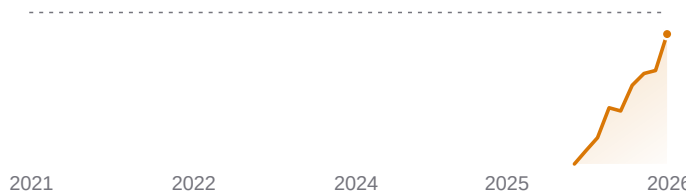


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

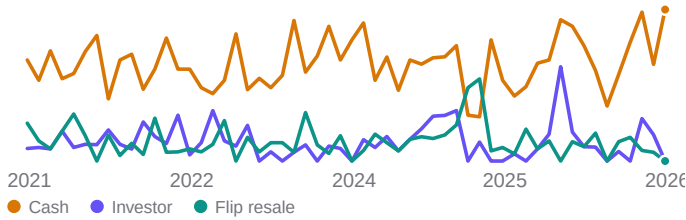
2.6%



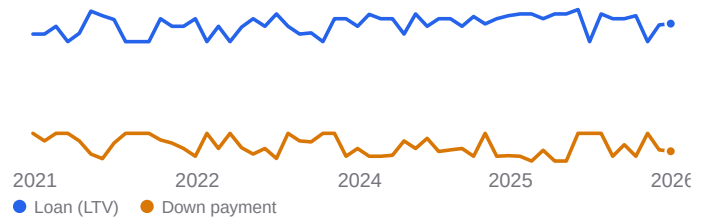
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

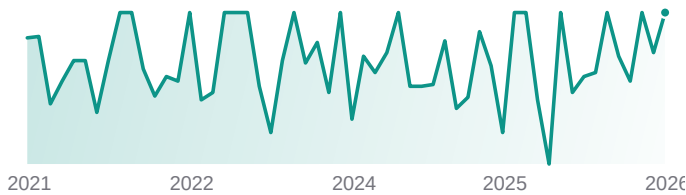


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.2%



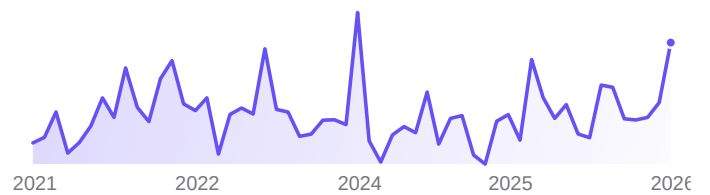
Sellers who sold at a gain

100%



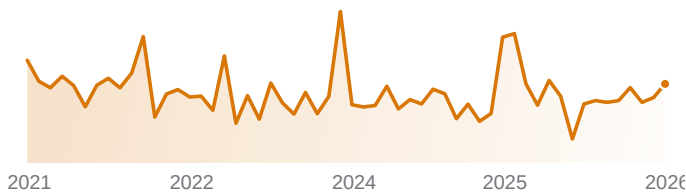
Typical hold before selling

7.7 yrs



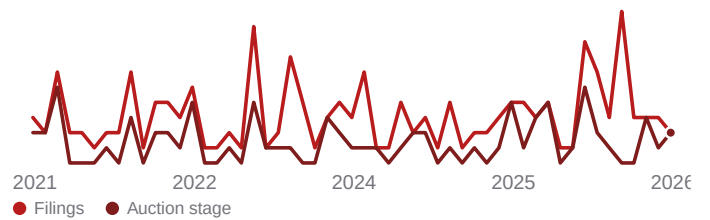
Median annualized return at resale

+12.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,130
Median value (AVM)	\$198K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1988
Single family	68%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.2%
Owner occupied	59%
Company owned	9.8%
Median loan-to-value	19%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	15,309
Density	90 / mi²
Median household income	\$55K
Average household income	\$72K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	88
Homes occupied	81%
Bachelor's or higher	12%
Poverty rate	16.4%
Unemployment	1.0%
Average temp	60°F
Annual precip	57 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.