

West Union 29696

ZIP code · SC · South Carolina > Oconee County > West Union

BALANCED MARKET

\$532K

MEDIAN SALE PRICE

+64.7%

1-YR CHANGE

62

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



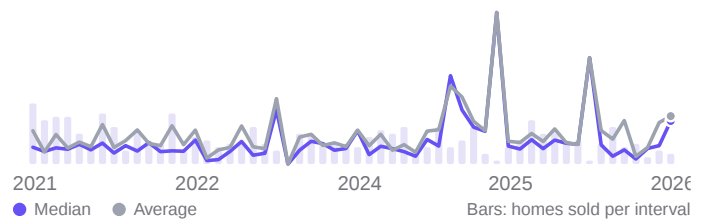
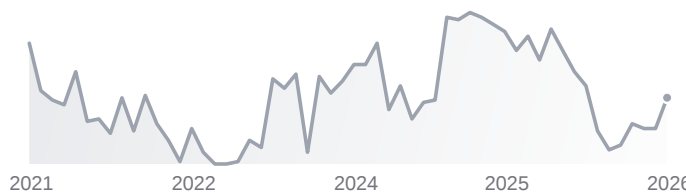
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$740K · Average \$822K

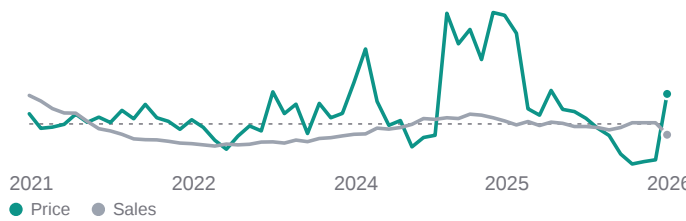


Growth (year over year)

Price +64.7% · Sales -23.5%

Price per square foot

\$398/ft²

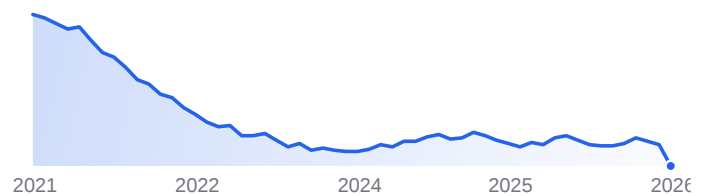
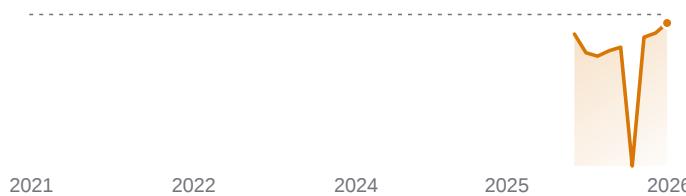


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

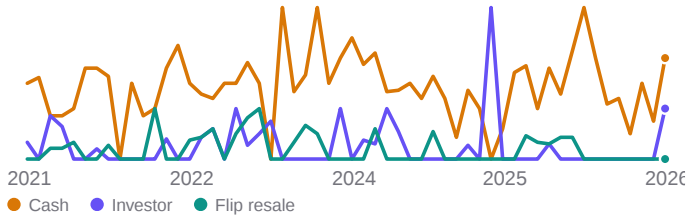
2.4%



BUYERS & OUTCOMES

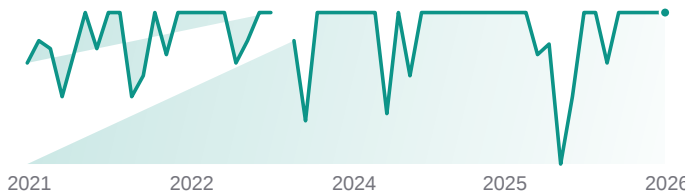
Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



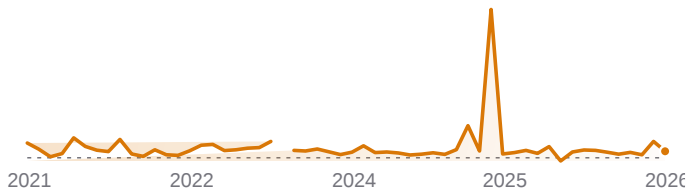
Sellers who sold at a gain

100%

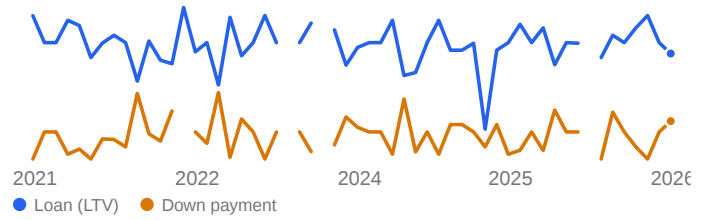


Median annualized return at resale

+10.3%

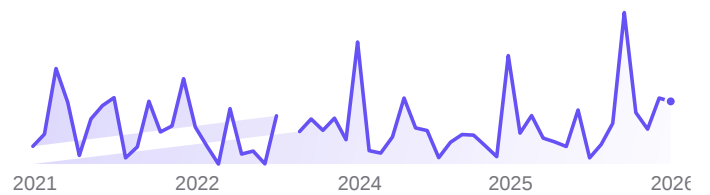


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



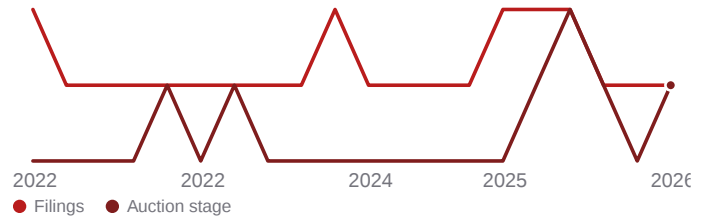
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,572
Median value (AVM)	\$326K
Median size	1,615 ft²
Median bedrooms	3
Median year built	1998
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.2%
Owner occupied	67%
Company owned	12%
Median loan-to-value	33%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	5,542
Density	232 / mi²
Median household income	\$68K
Average household income	\$99K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	98
Homes occupied	85%
Bachelor's or higher	18%
Poverty rate	10.5%
Unemployment	1.0%
Average temp	60°F
Annual precip	59 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.