

Fort Mill 29707

ZIP code · SC · South Carolina > Lancaster County > Fort Mill

BALANCED MARKET

\$520K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

711

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



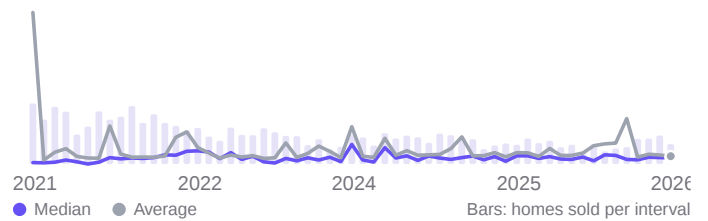
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$517K · Average \$540K

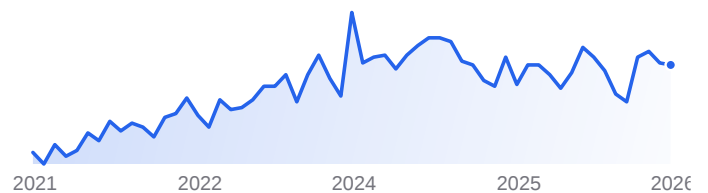
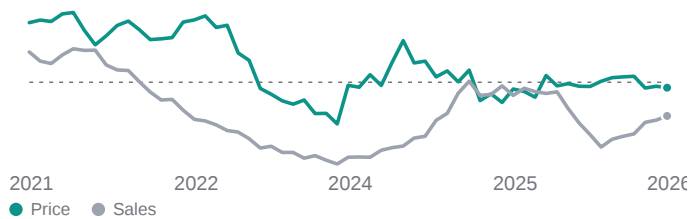


Growth (year over year)

Price -2.5% · Sales -15.5%

Price per square foot

\$223/ft²

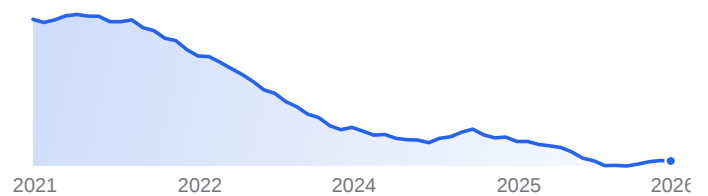
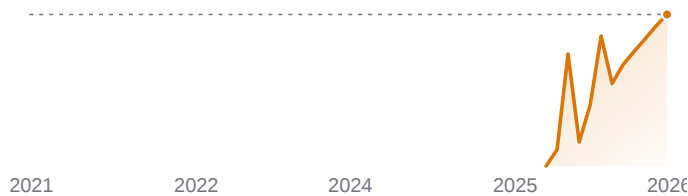


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

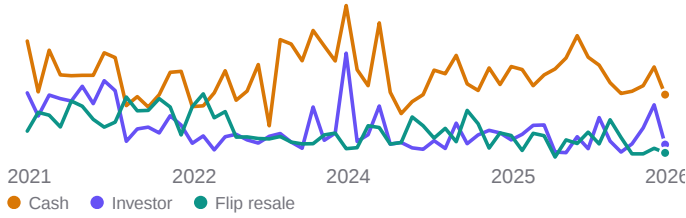
4.6%



BUYERS & OUTCOMES

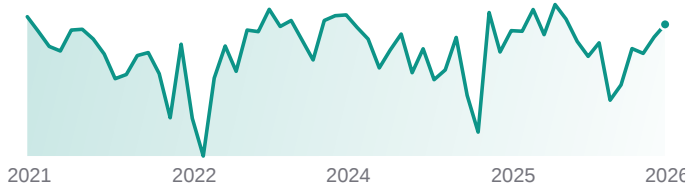
Buyer mix

Cash 25% · Investor 5.0% · Flip resale 1.7%



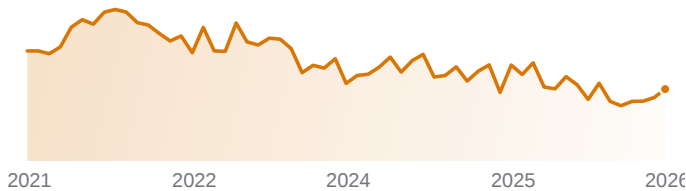
Sellers who sold at a gain

93%

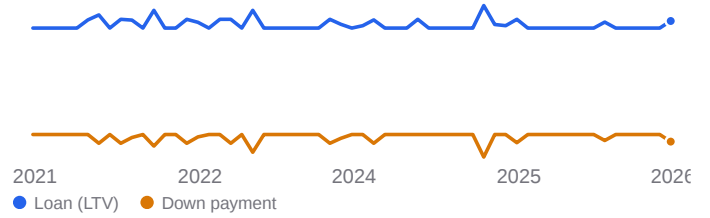


Median annualized return at resale

+5.4%

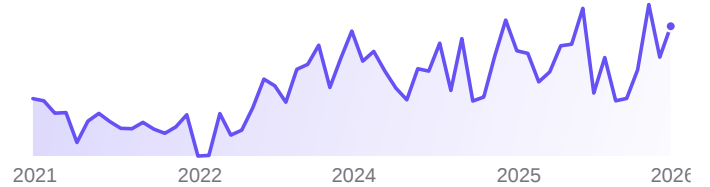


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



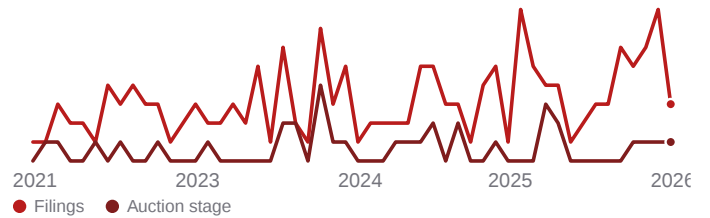
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	15,520
Median value (AVM)	\$534K
Median size	2,424 ft²
Median year built	2010
Single family	88%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.8%
Owner occupied	90%
Company owned	8.0%
Median loan-to-value	48%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	36,392
Density	1,196 / mi²
Median household income	\$113K
Average household income	\$135K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	81
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	3.9%
Unemployment	1.3%
Average temp	61°F
Annual precip	48 in
Sunshine	64%

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.