

Fort Mill 29708

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

BALANCED MARKET

\$595K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

638

SALES (12 MO)

\$591K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



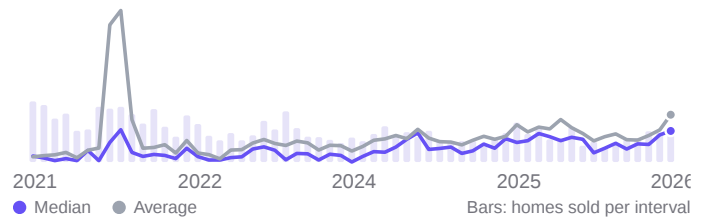
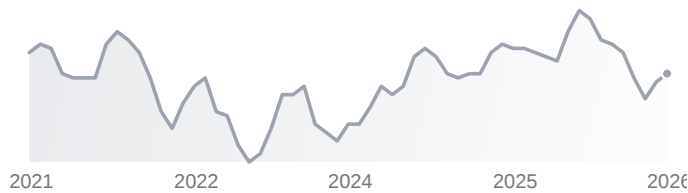
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$640K · Average \$766K

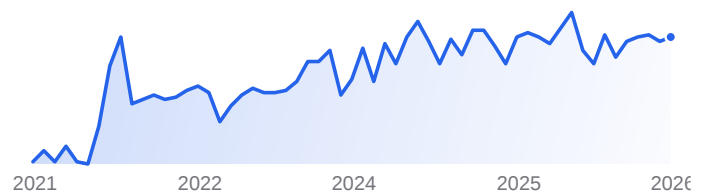
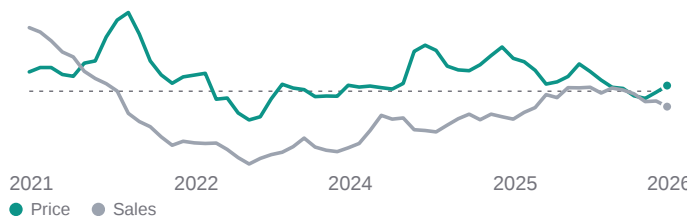


Growth (year over year)

Price +2.9% · Sales -7.9%

Price per square foot

\$235/ft²

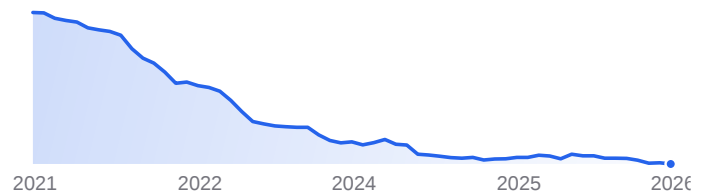
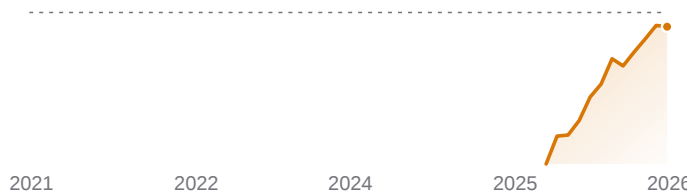


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

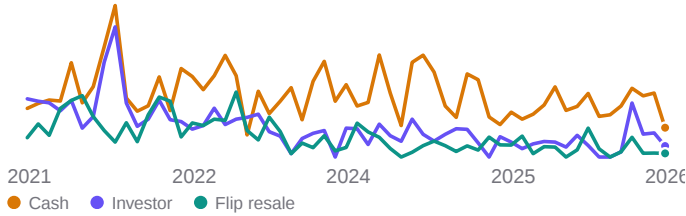
4.7%



BUYERS & OUTCOMES

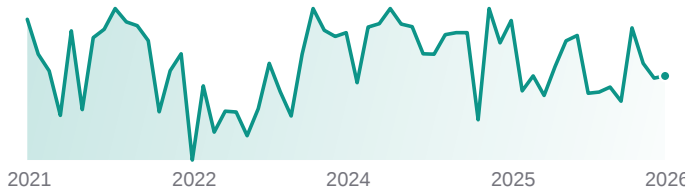
Buyer mix

Cash 11% · Investor 4.2% · Flip resale 1.4%



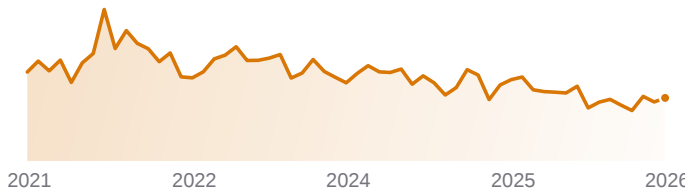
Sellers who sold at a gain

92%

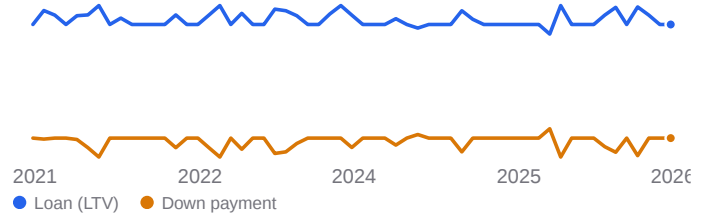


Median annualized return at resale

+5.7%

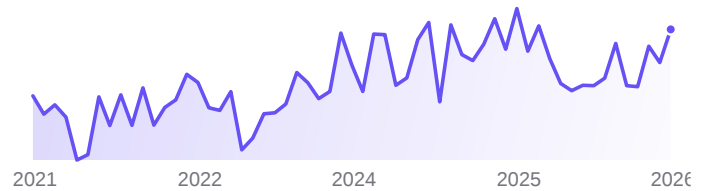


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



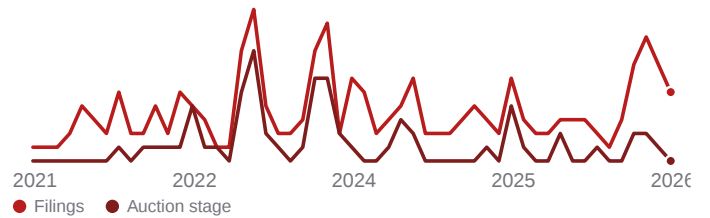
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	13,568
Median value (AVM)	\$591K
Median size	2,532 ft²
Median bedrooms	4
Median year built	2006
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.7%
Owner occupied	93%
Company owned	10%
Median loan-to-value	46%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	41,392
Density	2,056 / mi²
Median household income	\$126K
Average household income	\$159K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	82
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	2.9%
Unemployment	1.5%
Average temp	61°F
Annual precip	48 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.