

Fort Mill 29715

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

BUYER'S MARKET

\$493K

MEDIAN SALE PRICE

-7.0%

1-YR CHANGE

732

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



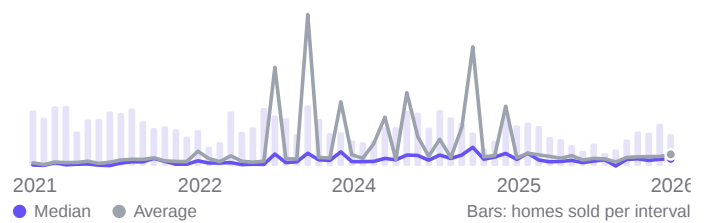
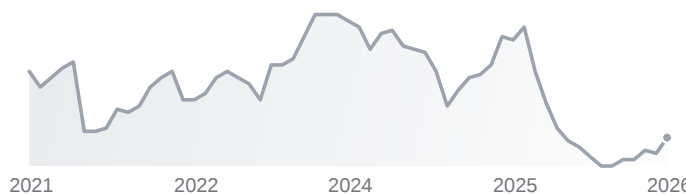
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$505K · Average \$592K

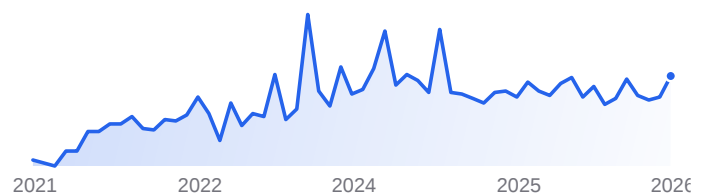
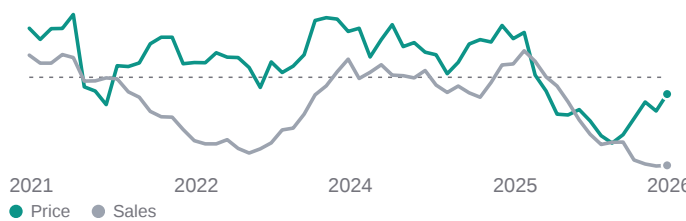


Growth (year over year)

Price -7.0% · Sales -36.5%

Price per square foot

\$229/ft²

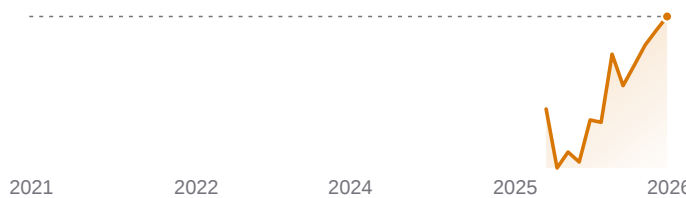


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

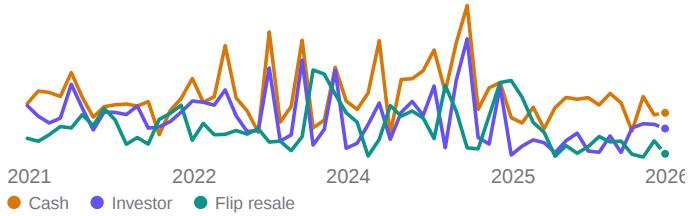
4.9%



BUYERS & OUTCOMES

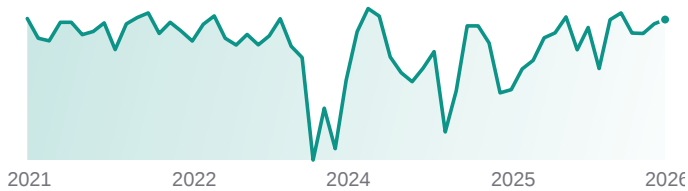
Buyer mix

Cash 20% · Investor 13% · Flip resale 2.7%



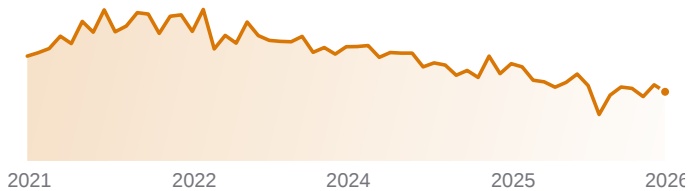
Sellers who sold at a gain

94%

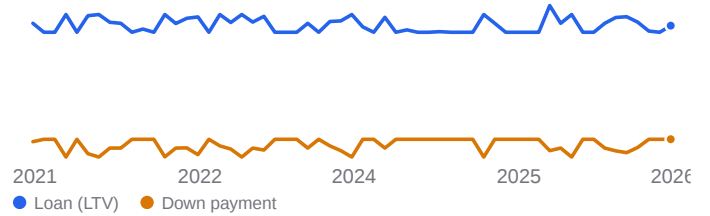


Median annualized return at resale

+5.6%

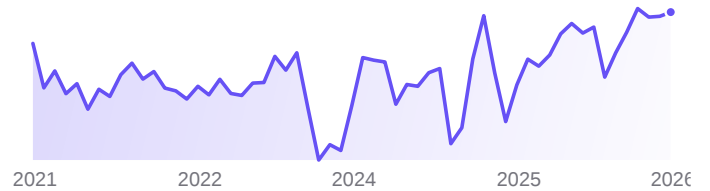


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



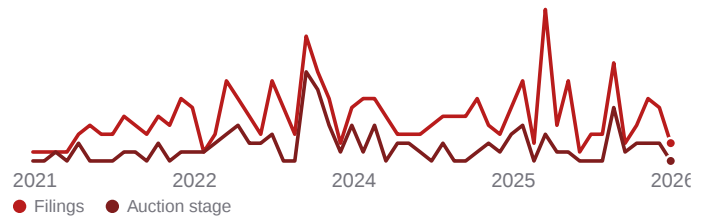
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	14,960
Median value (AVM)	\$486K
Median size	2,201 ft²
Median bedrooms	3
Median year built	2008
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.8%
Owner occupied	91%
Company owned	8.6%
Median loan-to-value	50%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	45,631
Density	1,304 / mi²
Median household income	\$110K
Average household income	\$129K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	81
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	3.8%
Unemployment	1.4%
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.