

Aiken 29803

ZIP code · SC · South Carolina > Aiken County > Aiken

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

1,012

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

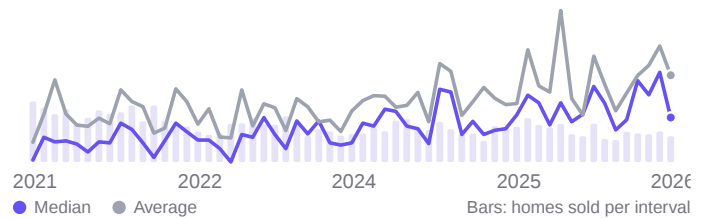
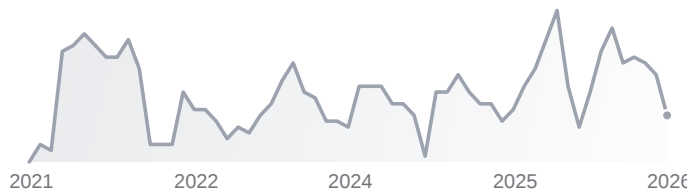
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$295K · Average \$370K

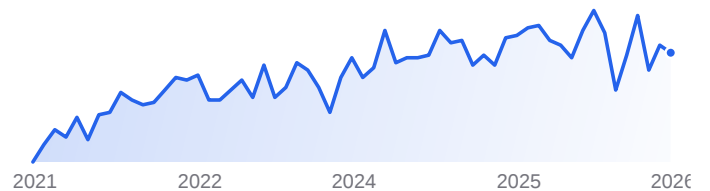
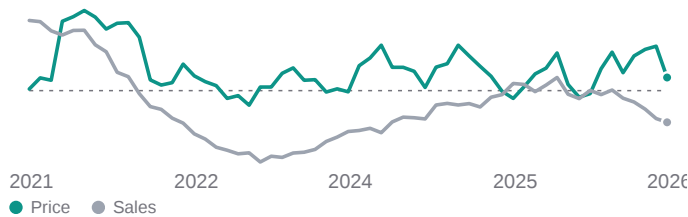


Growth (year over year)

Price +5.2% · Sales -12.6%

Price per square foot

\$162/ft²

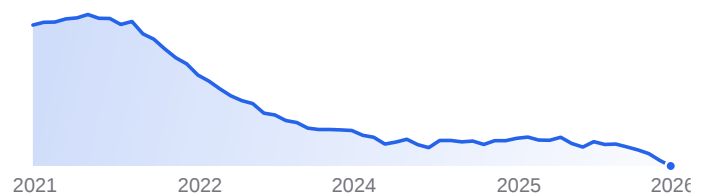
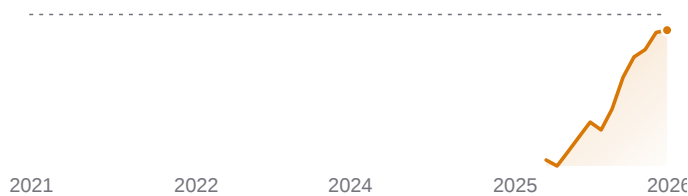


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

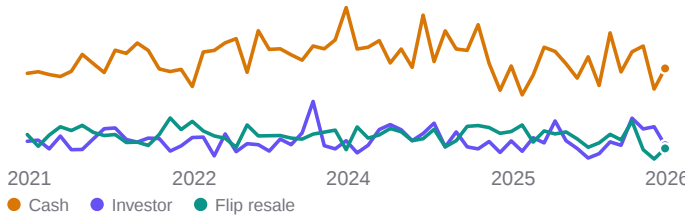
4.5%



BUYERS & OUTCOMES

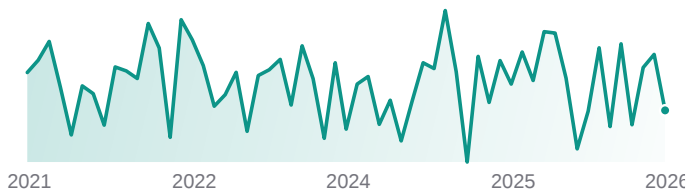
Buyer mix

Cash 41% · Investor 8.1% · Flip resale 6.8%



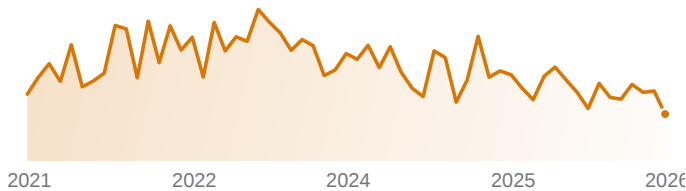
Sellers who sold at a gain

85%

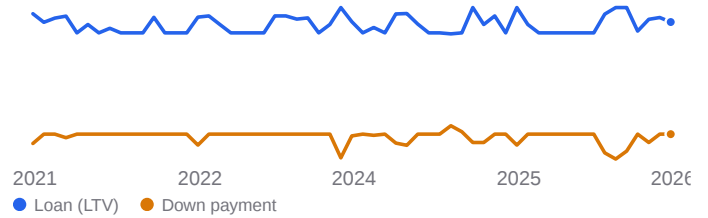


Median annualized return at resale

+3.6%

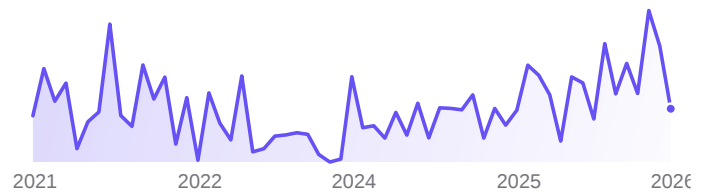


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



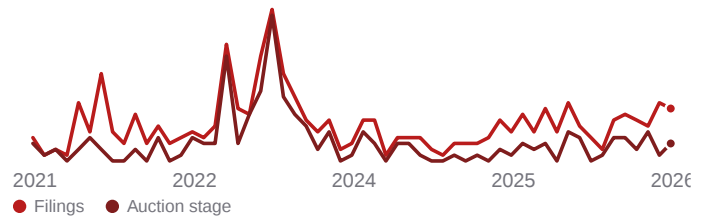
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 9 · Auction stage 3



HOUSING STOCK

Homes	22,440
Median value (AVM)	\$295K
Median size	1,920 ft²
Median bedrooms	3
Median year built	1996
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	73%
Company owned	18%
Median loan-to-value	36%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	43,062
Density	247 / mi²
Median household income	\$89K
Average household income	\$103K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	116
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	9.4%
Unemployment	1.2%
Average temp	64°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.