

Aiken 29805

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

STRONG BUYER'S MARKET

\$173K

MEDIAN SALE PRICE

-50.3%

1-YR CHANGE

93

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



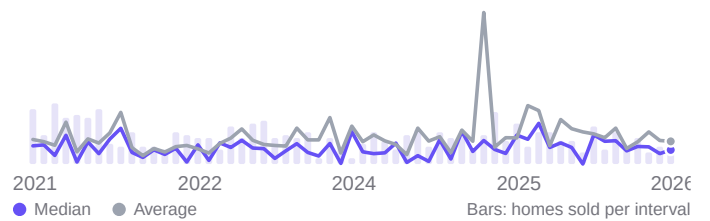
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$175K · Average \$260K

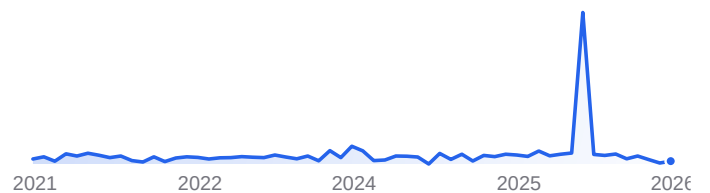
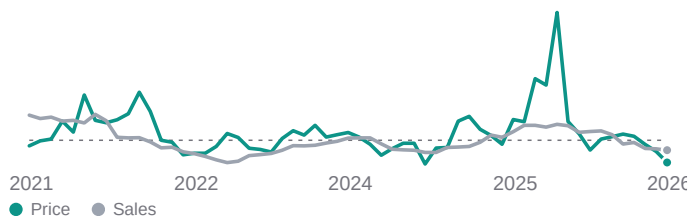


Growth (year over year)

Price -50.3% · Sales -22.5%

Price per square foot

\$91/ft²

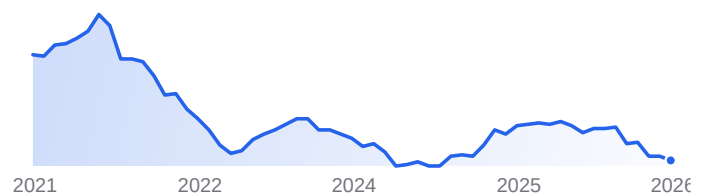
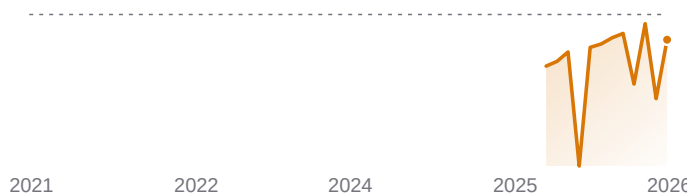


Sale premium vs estimated value

-6.8%

Annual turnover (share of homes sold)

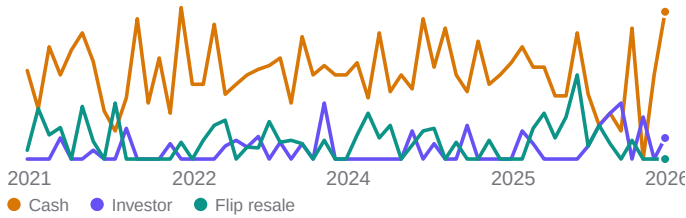
2.3%



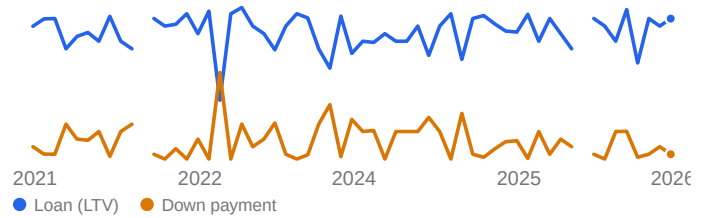
BUYERS & OUTCOMES

Buyer mix

Cash 88% · Investor 13% · Flip resale 0%

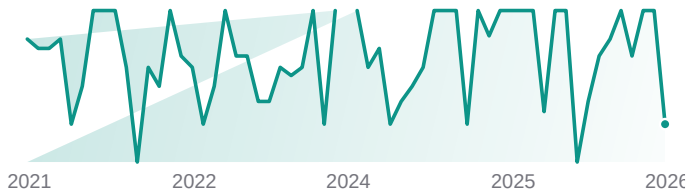


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



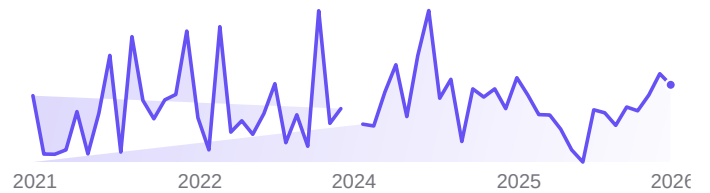
Sellers who sold at a gain

50%



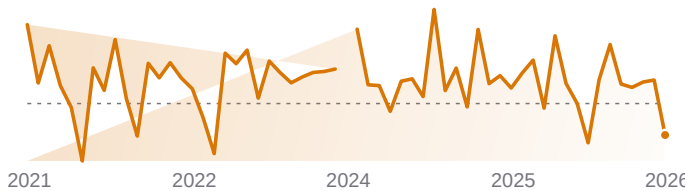
Typical hold before selling

5.5 yrs



Median annualized return at resale

-9.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,991
Median value (AVM)	\$196K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1995
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.2%
Owner occupied	62%
Company owned	12%
Median loan-to-value	5%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	6,005
Density	63 / mi²
Median household income	\$74K
Average household income	\$84K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	122
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	16.2%
Unemployment	1.2%
Average temp	63°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.