

# Blackville 29817

ZIP code · SC · South Carolina > Barnwell County > Blackville

BALANCED MARKET

**\$120K**

MEDIAN SALE PRICE

**+2.8%**

1-YR CHANGE

**29**

SALES (12 MO)

**\$80K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

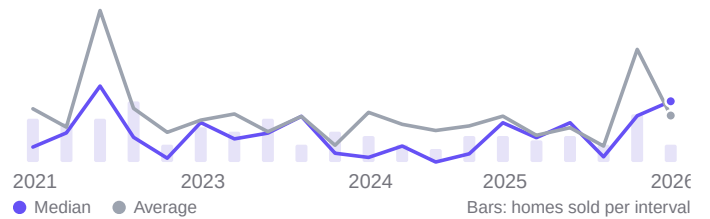
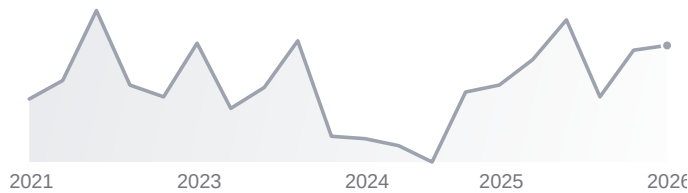
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$125K · Average \$102K

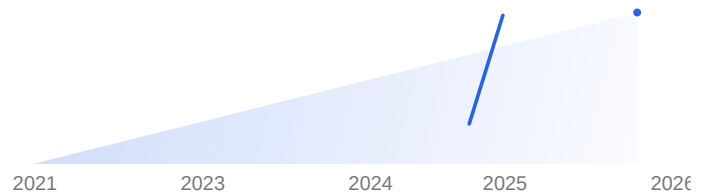
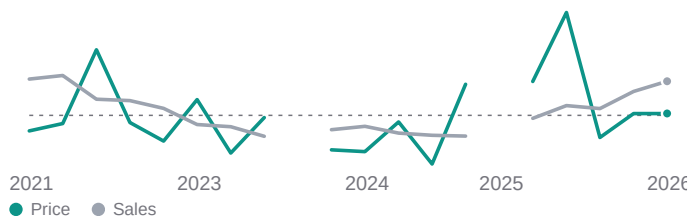


Growth (year over year)

Price +2.8% · Sales +52.6%

Price per square foot

\$81/ft²

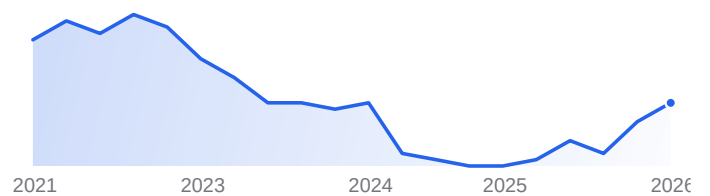
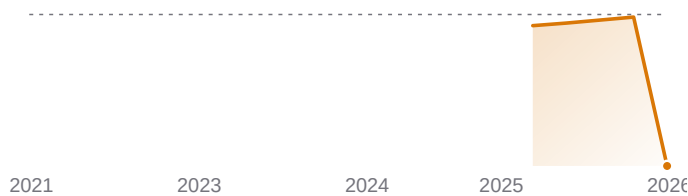


Sale premium vs estimated value

-91.0%

Annual turnover (share of homes sold)

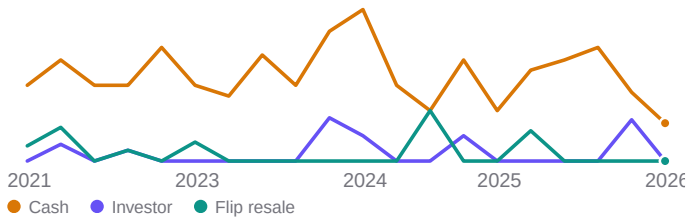
1.2%



## BUYERS & OUTCOMES

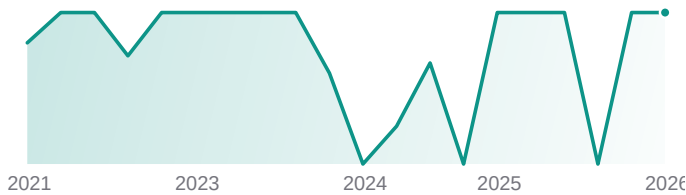
### Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



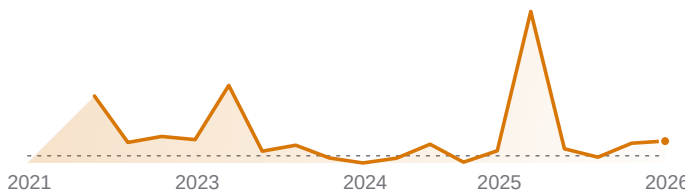
### Sellers who sold at a gain

100%

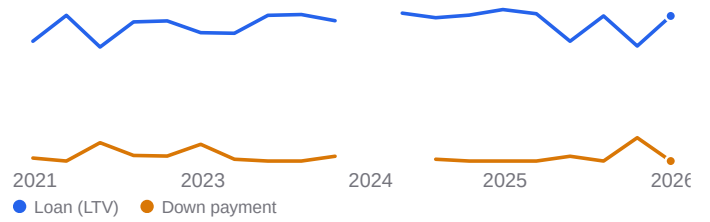


### Median annualized return at resale

+16.6%

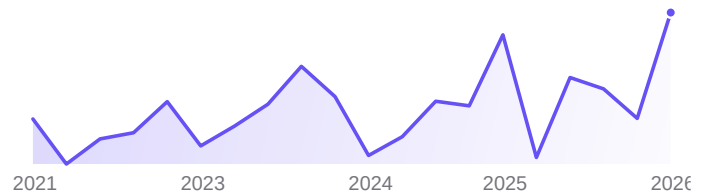


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



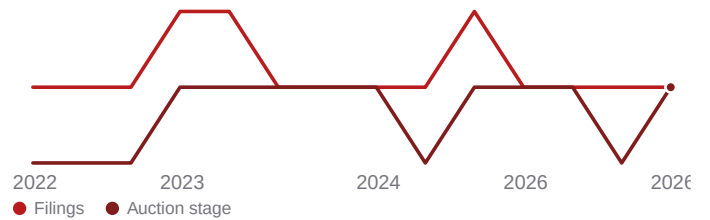
### Typical hold before selling

10.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,351     |
| Median value (AVM) | \$80K     |
| Median size        | 1,208 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1989      |
| Single family      | 51%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 80%      |
| Underwater (LTV 125% or more) | 2.0%     |
| Owner occupied                | 65%      |
| Company owned                 | 18%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 13.3 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 4,814    |
| Density                          | 45 / mi² |
| Median household income          | \$49K    |
| Average household income         | \$59K    |
| Crime index (US avg 100)         | 120      |
| Air pollution index (US avg 100) | 78       |
| Earthquake index (US avg 100)    | 144      |
| Homes occupied                   | 85%      |
| Bachelor's or higher             | 5%       |
| Poverty rate                     | 17.0%    |
| Unemployment                     | 1.7%     |
| Average temp                     | 64°F     |
| Annual precip                    | 48 in    |
| Sunshine                         | 64%      |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.