

Clarks Hill 29821

ZIP code · SC · South Carolina > McCormick County > Clarks Hill

STRONG BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



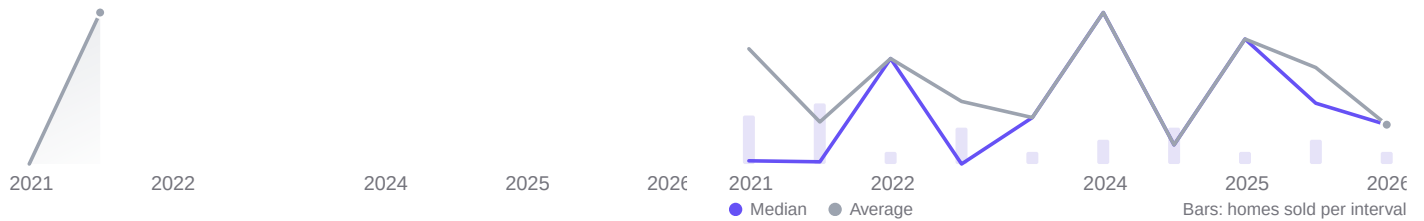
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

11 / 100

Sale prices

Median \$165K · Average \$165K



Growth (year over year)

Price +11.1% · Sales -88.9%

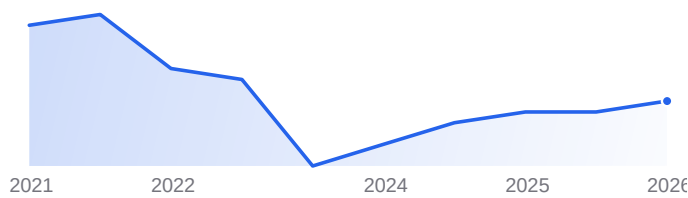
Price per square foot

\$34/ft²



Annual turnover (share of homes sold)

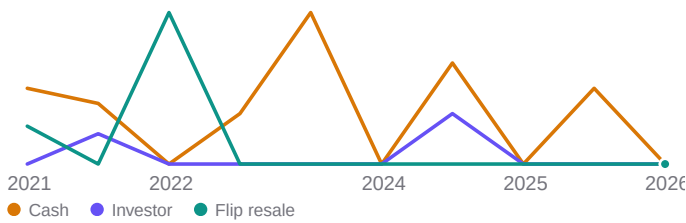
1.4%



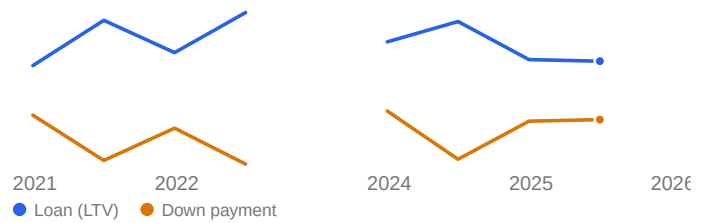
BUYERS & OUTCOMES

Buyer mix

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

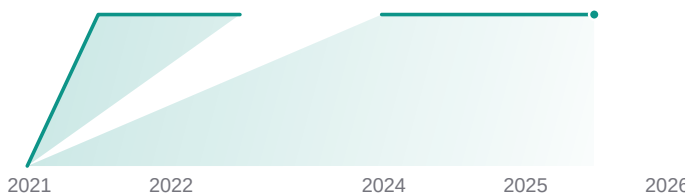


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



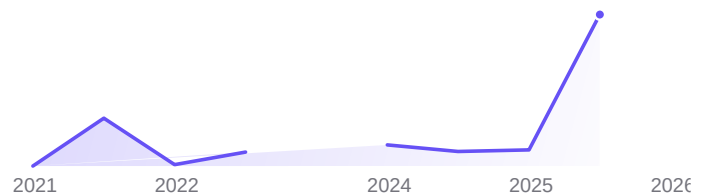
Sellers who sold at a gain

100%



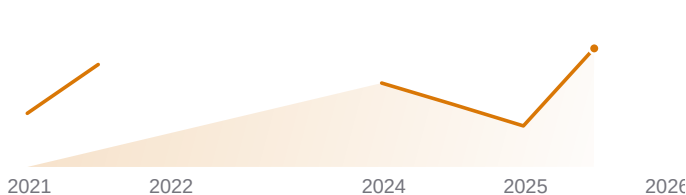
Typical hold before selling

18.2 yrs



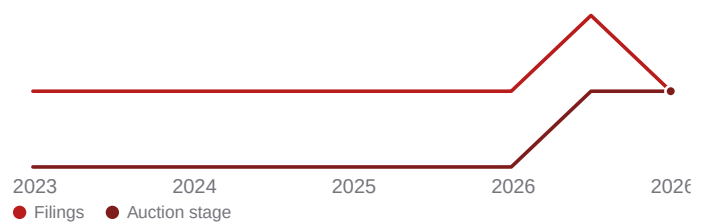
Median annualized return at resale

+11.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	511
Median value (AVM)	\$342K
Median size	1,781 ft²
Median bedrooms	2
Median year built	1994
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.2%
Owner occupied	85%
Company owned	5.9%
Median loan-to-value	33%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	1,810
Density	31 / mi²
Median household income	\$87K
Average household income	\$110K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	102
Homes occupied	86%
Bachelor's or higher	22%
Poverty rate	10.3%
Unemployment	1.4%
Average temp	63°F
Annual precip	48 in
Sunshine	63%

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