

Modoc 29838

ZIP code · SC · South Carolina > Edgefield County > Modoc

\$200K

MEDIAN SALE PRICE

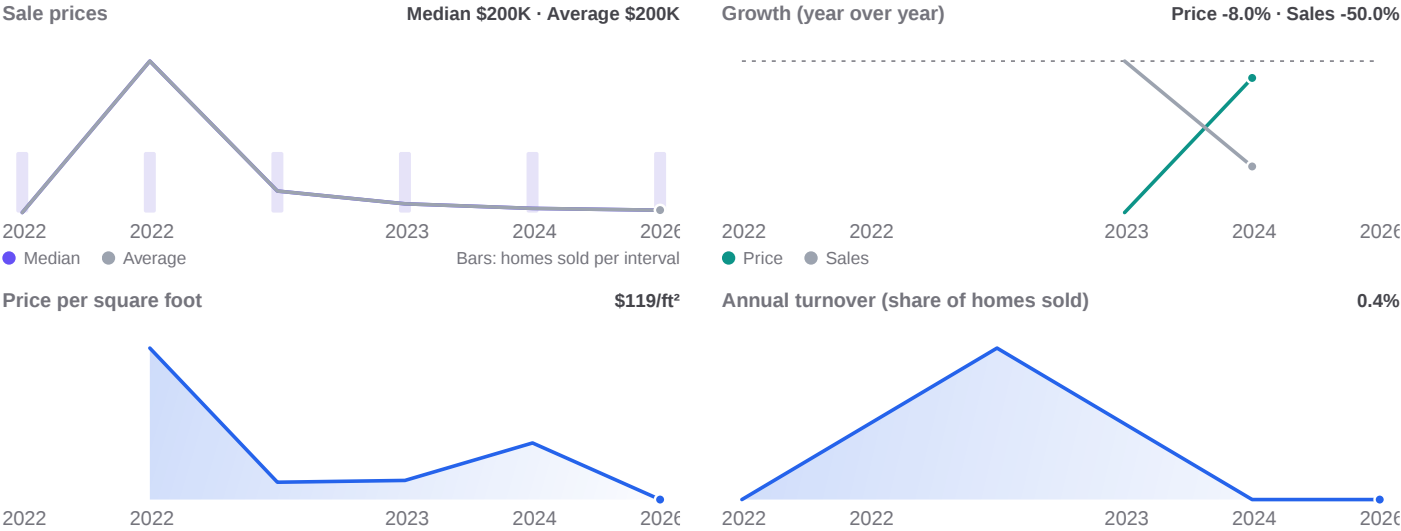
1

SALES (12 MO)

\$391K

MEDIAN VALUE (AVM)

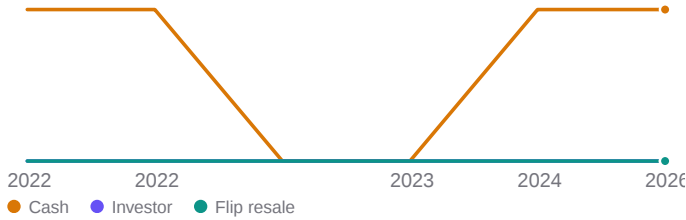
MARKET TRENDS (5 YEARS)



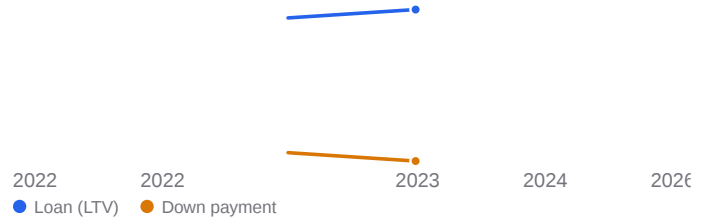
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

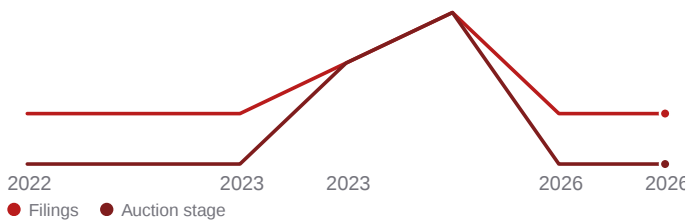


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	271
Median value (AVM)	\$391K
Median size	1,741 ft²
Median bedrooms	2
Median year built	1997
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	2.9%
Owner occupied	84%
Company owned	7.4%
Median loan-to-value	0%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	693
Density	17 / mi²
Median household income	\$79K

Average household income	\$86K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	100
Homes occupied	80%
Bachelor's or higher	14%
Poverty rate	15.8%
Unemployment	1.3%
Average temp	63°F
Annual precip	48 in
Sunshine	63%

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