

Lee County, GA

County · GA · Georgia

BALANCED MARKET

\$270K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

456

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



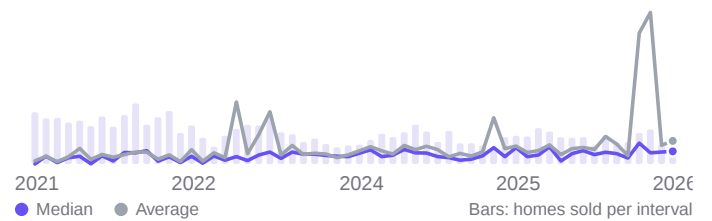
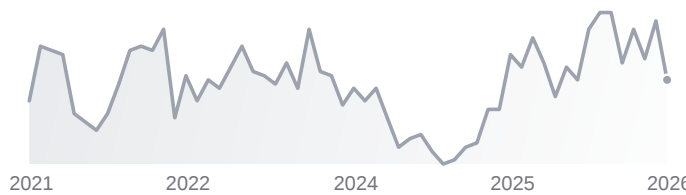
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$275K · Average \$345K

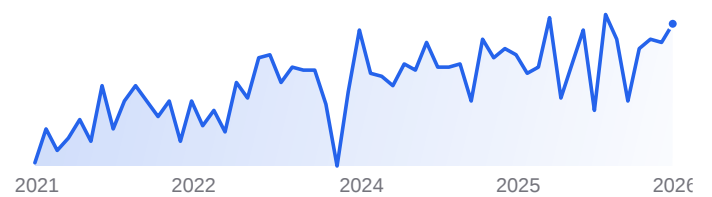
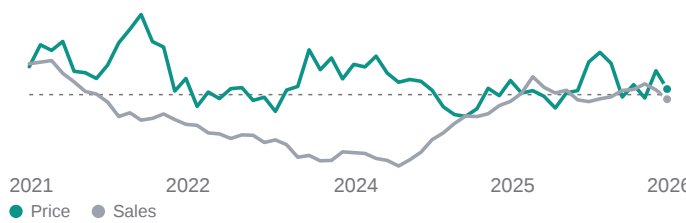


Growth (year over year)

Price +2.5% · Sales -2.1%

Price per square foot

\$157/ft²

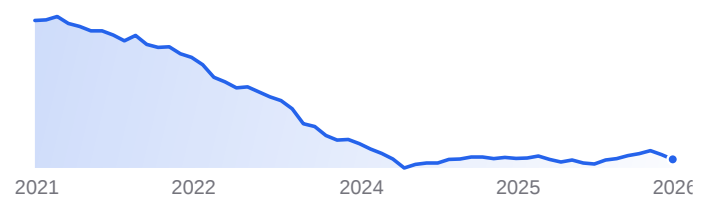
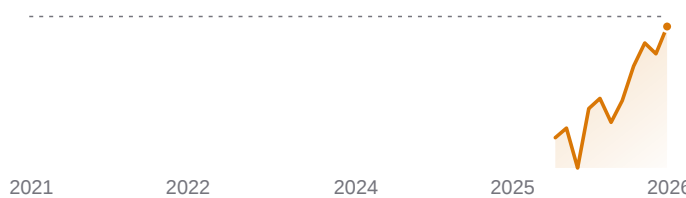


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

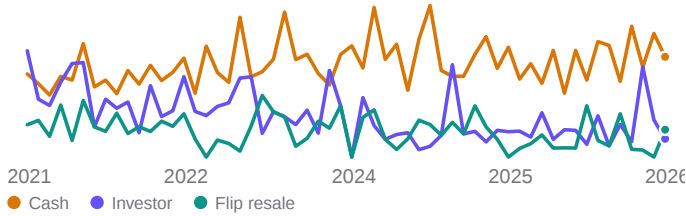
3.5%



BUYERS & OUTCOMES

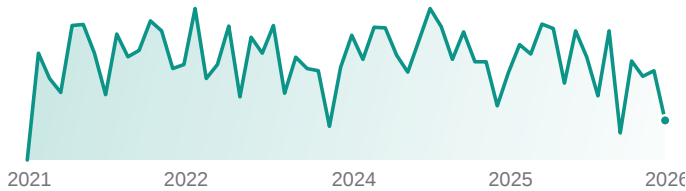
Buyer mix

Cash 29% · Investor 5.3% · Flip resale 7.9%



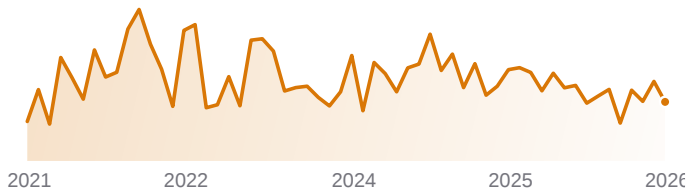
Sellers who sold at a gain

80%

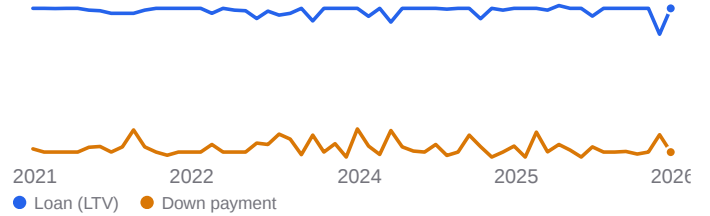


Median annualized return at resale

+4.3%

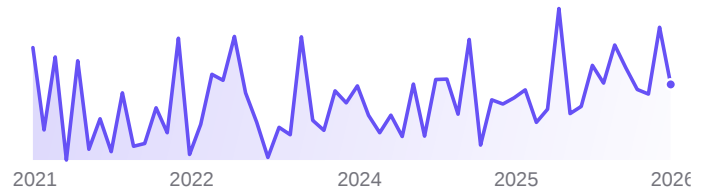


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



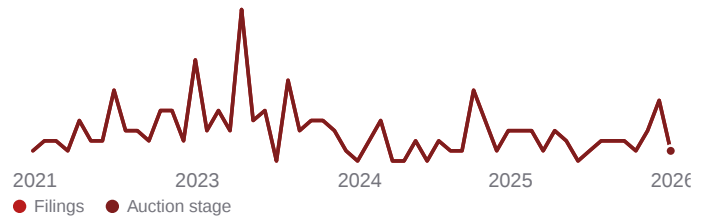
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,846
Median value (AVM)	\$258K
Median size	1,761 ft²
Median bedrooms	3
Median year built	1997
Single family	86%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.6%
Owner occupied	81%
Company owned	14%
Median loan-to-value	54%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	34,251
Density	96 / mi²
Median household income	\$82K
Average household income	\$101K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	6.5%
Unemployment	0.9%
Average temp	66°F
Annual precip	52 in
Sunshine	61%

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