

Andersonville

City · GA · Georgia > Sumter County

BUYER'S MARKET

\$97K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



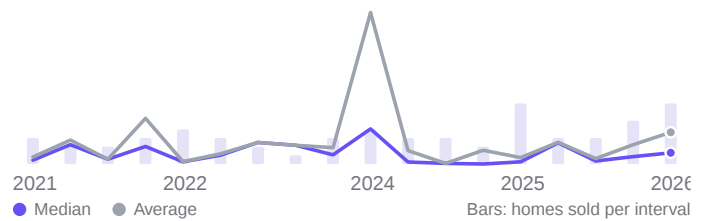
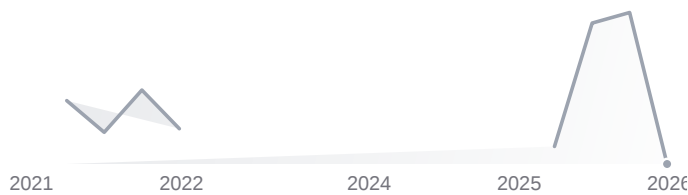
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$111K · Average \$287K

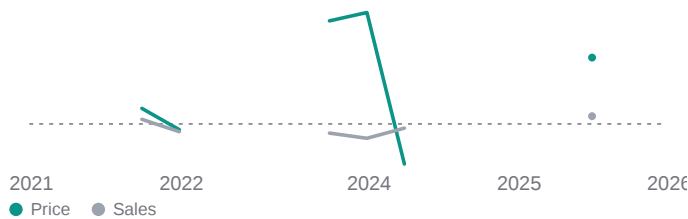


Growth (year over year)

Price +132.4% · Sales +15.4%

Price per square foot

\$37/ft²

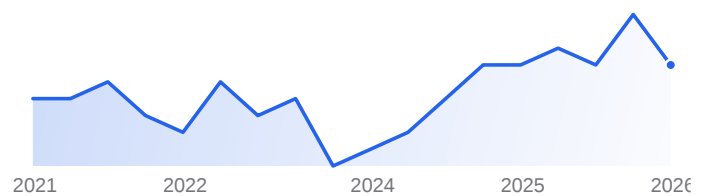


Sale premium vs estimated value

+169.7%

Annual turnover (share of homes sold)

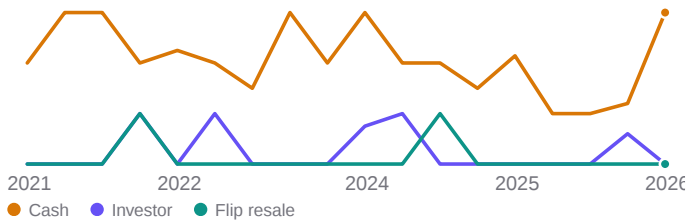
3.6%



BUYERS & OUTCOMES

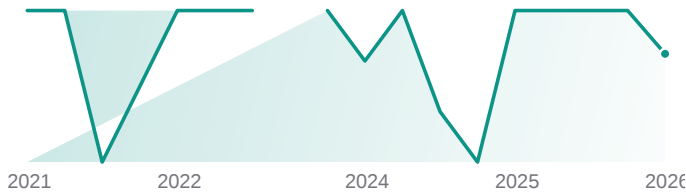
Buyer mix

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



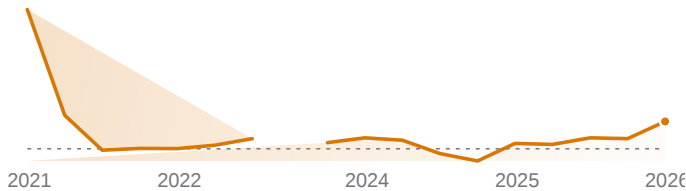
Sellers who sold at a gain

71%

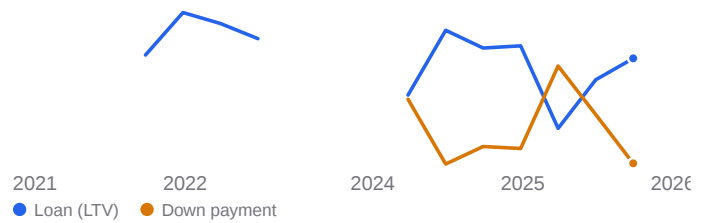


Median annualized return at resale

+39.0%

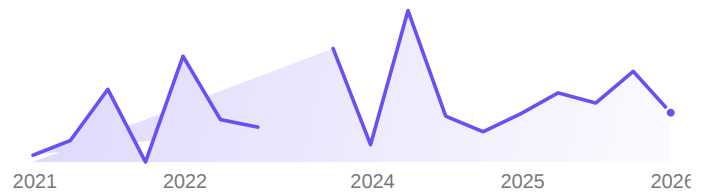


Financing (share of purchase price) Loan (LTV) 78% · Down payment 3.0%



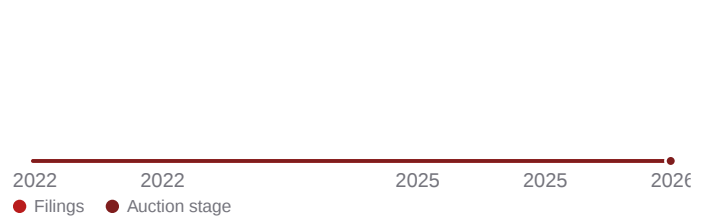
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	419
Median value (AVM)	\$99K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1985
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	4.1%
Owner occupied	68%
Company owned	7.9%
Median loan-to-value	0%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	229
Density	166 / mi²
Median household income	\$62K
Average household income	\$67K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	31
Homes occupied	83%
Bachelor's or higher	7%
Poverty rate	14.4%
Unemployment	1.6%
Average temp	65°F
Annual precip	48 in
Sunshine	61%

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.