

Newington 30446

ZIP code · GA · Georgia > Effingham County > Newington

STRONG SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

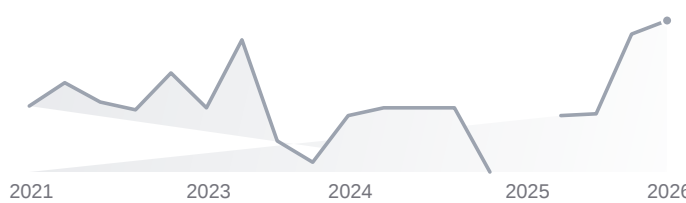
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

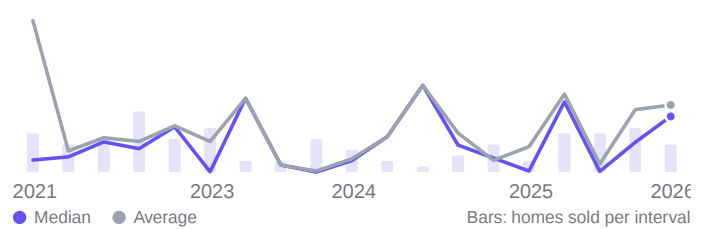
Market temperature (0–100)

86 / 100



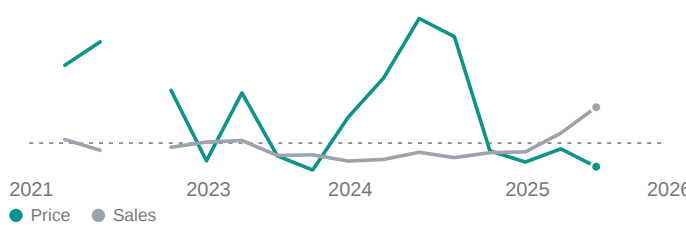
Sale prices

Median \$235K · Average \$273K



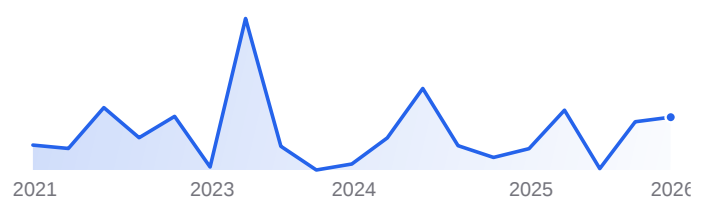
Growth (year over year)

Price -72.4% · Sales +110.0%



Price per square foot

\$122/ft²



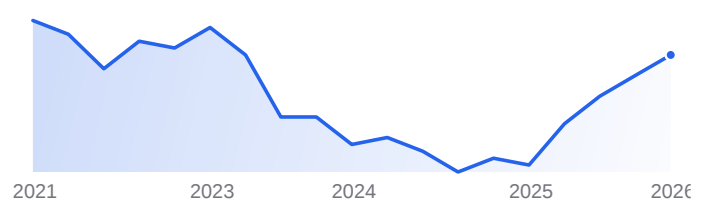
Sale premium vs estimated value

+6.7%



Annual turnover (share of homes sold)

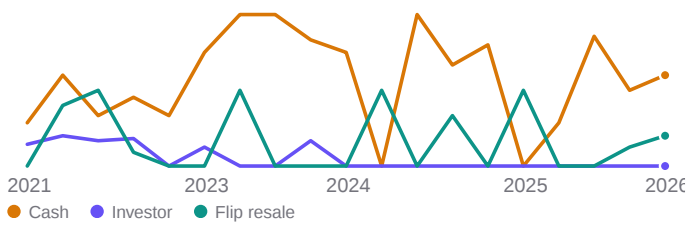
3.9%



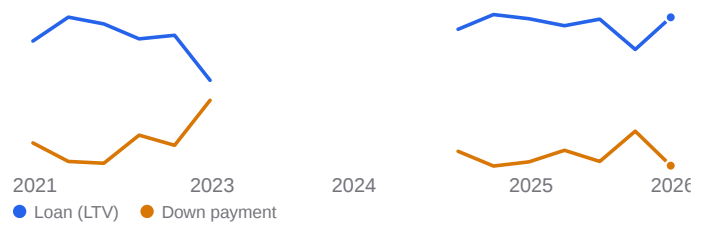
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 20%

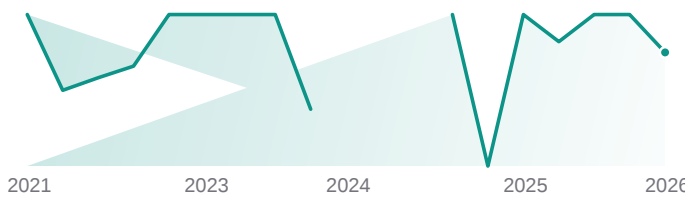


Financing (share of purchase price) Loan (LTV) 98% · Down payment 0.3%



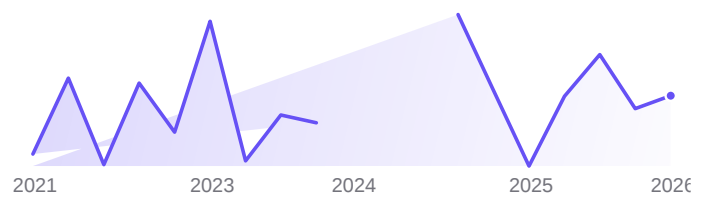
Sellers who sold at a gain

80%



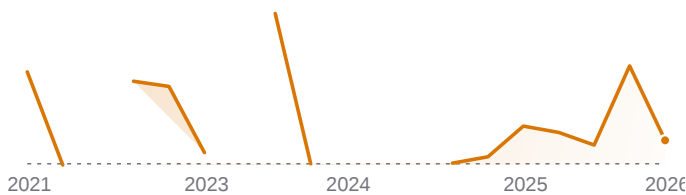
Typical hold before selling

5.4 yrs



Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	685
Median value (AVM)	\$169K
Median size	1,588 ft²
Median bedrooms	3
Median year built	1986
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.6%
Owner occupied	74%
Company owned	8.9%
Median loan-to-value	0%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	1,373
Density	21 / mi²
Median household income	\$66K
Average household income	\$82K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	93
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	23.9%
Unemployment	1.5%
Average temp	66°F
Annual precip	49 in
Sunshine	62%

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.