

Portal 30450

ZIP code · GA · Georgia > Bulloch County > Portal

BUYER'S MARKET

\$160K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

35

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



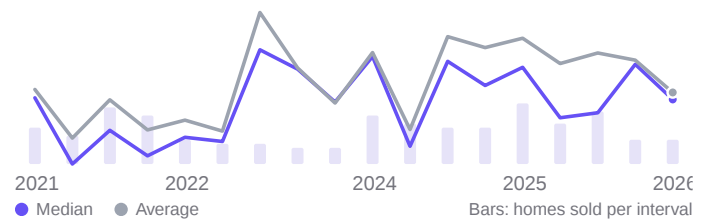
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$163K · Average \$175K

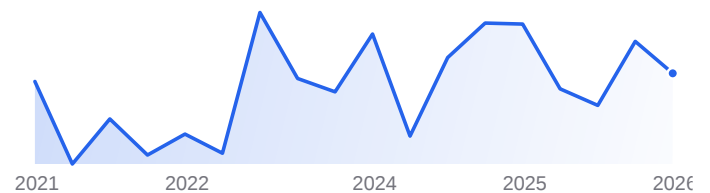
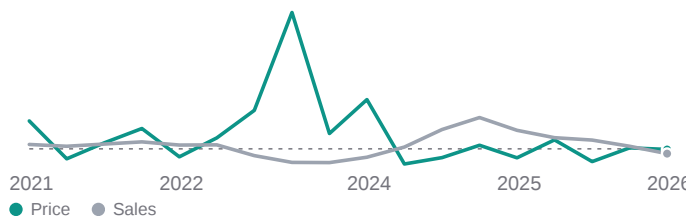


Growth (year over year)

Price -2.6% · Sales -18.6%

Price per square foot

\$107/ft²

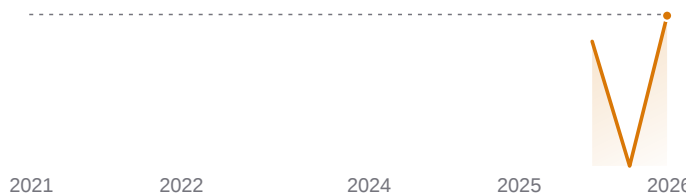


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

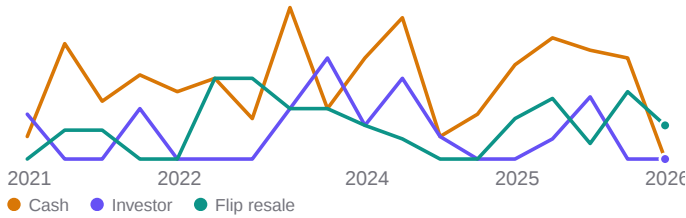
3.7%



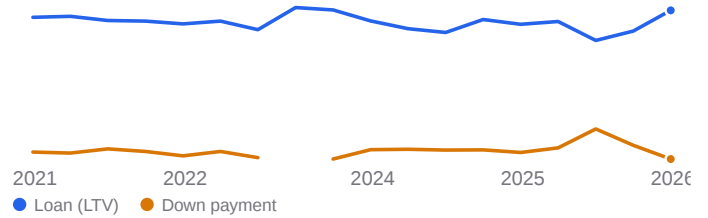
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 17%

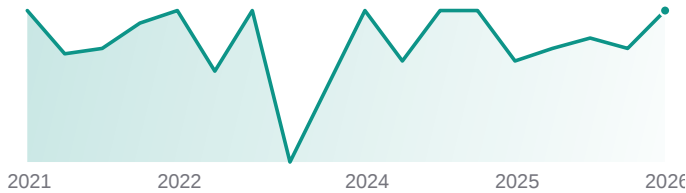


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



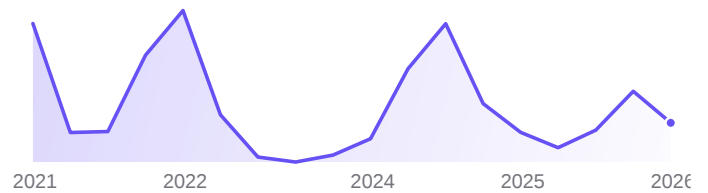
Sellers who sold at a gain

100%



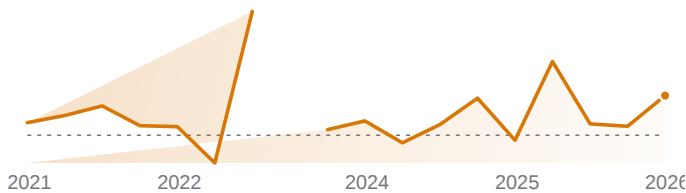
Typical hold before selling

3.0 yrs



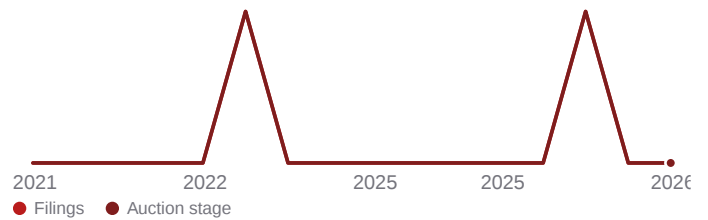
Median annualized return at resale

+39.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	944
Median value (AVM)	\$183K
Median size	1,642 ft²
Median bedrooms	3
Median year built	1980
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.3%
Owner occupied	75%
Company owned	5.8%
Median loan-to-value	8%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	2,271
Density	41 / mi²
Median household income	\$60K
Average household income	\$71K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	67
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	16.5%
Unemployment	1.1%
Average temp	65°F
Annual precip	48 in
Sunshine	62%

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.