

Vidalia 30474

ZIP code · GA · Georgia · Toombs County · Vidalia

STRONG BUYER'S MARKET

\$119K

MEDIAN SALE PRICE

-43.3%

1-YR CHANGE

80

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



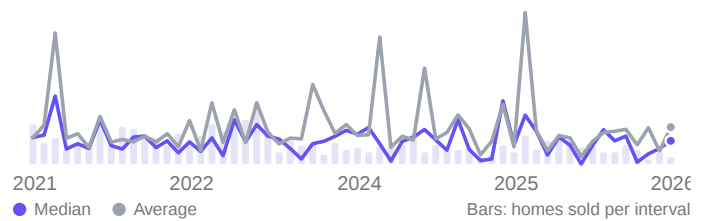
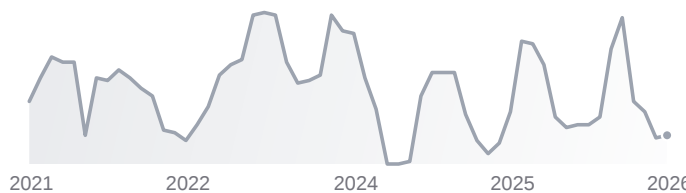
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$156K · Average \$227K

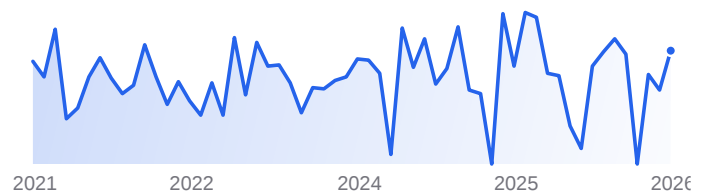
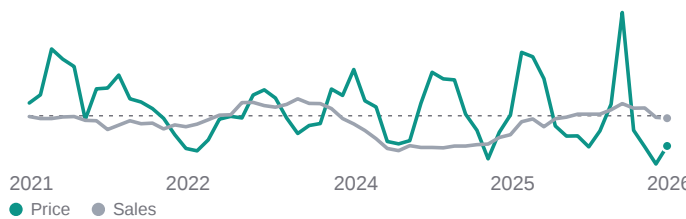


Growth (year over year)

Price -43.3% · Sales -3.6%

Price per square foot

\$113/ft²

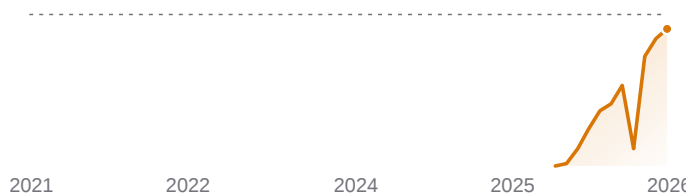


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

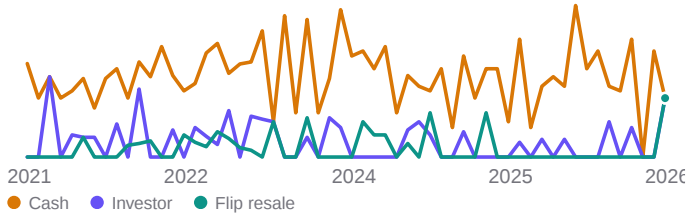
1.3%



BUYERS & OUTCOMES

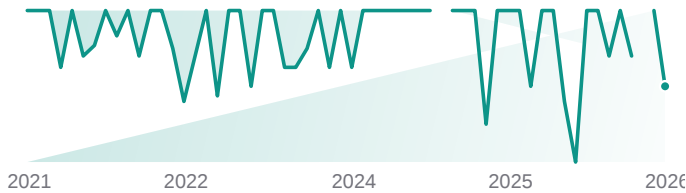
Buyer mix

Cash 33% · Investor 33% · Flip resale 33%



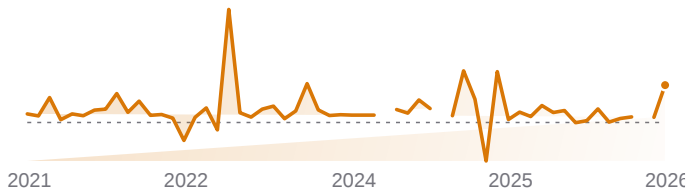
Sellers who sold at a gain

67%

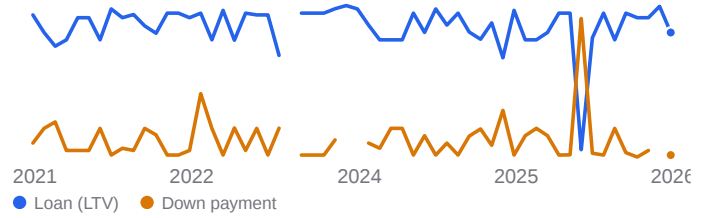


Median annualized return at resale

+26.9%

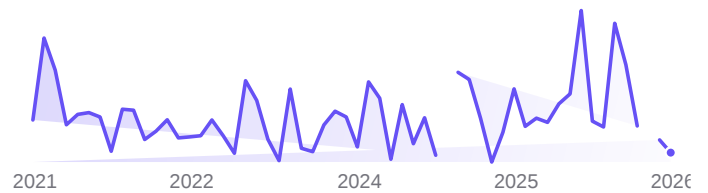


Financing (share of purchase price) Loan (LTV) 85% · Down payment 1.8%



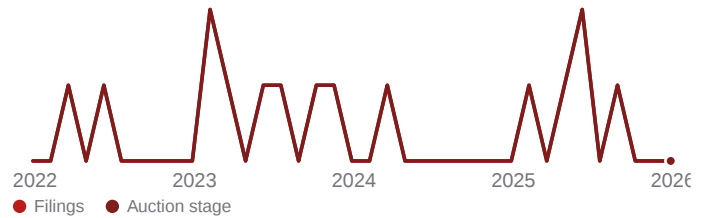
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,214
Median value (AVM)	\$167K
Median size	1,663 ft²
Median bedrooms	3
Median year built	1978
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.8%
Owner occupied	68%
Company owned	17%
Median loan-to-value	26%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	15,988
Density	125 / mi²
Median household income	\$60K
Average household income	\$81K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	50
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	22.7%
Unemployment	1.1%
Average temp	66°F
Annual precip	47 in
Sunshine	62%

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.