

Clyo 31303

ZIP code · GA · Georgia · Effingham County

STRONG BUYER'S MARKET

\$247K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

16

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



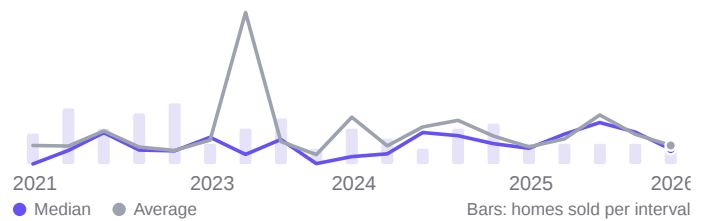
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$182K · Average \$212K

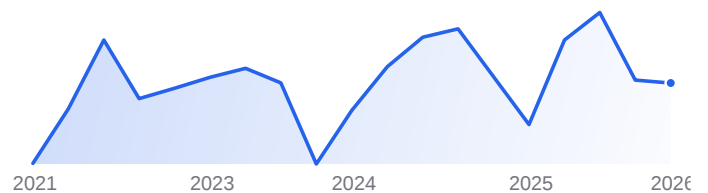
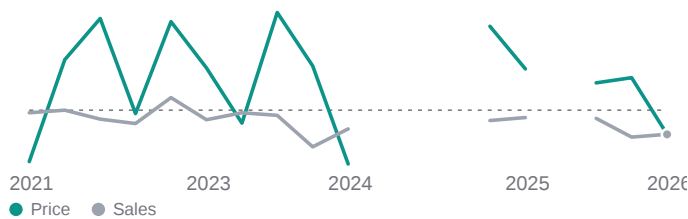


Growth (year over year)

Price -27.1% · Sales -27.3%

Price per square foot

\$132/ft²

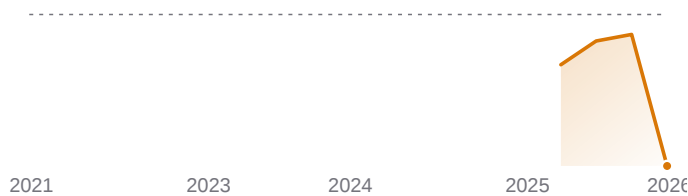


Sale premium vs estimated value

-9.7%

Annual turnover (share of homes sold)

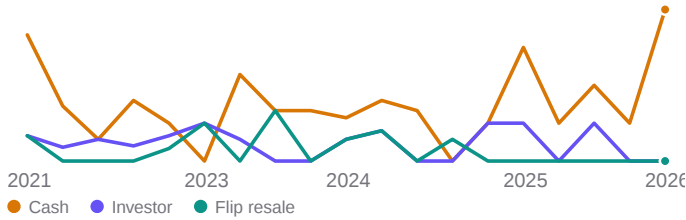
1.5%



BUYERS & OUTCOMES

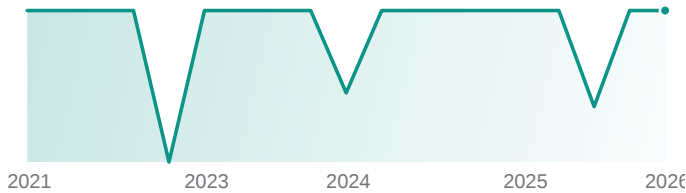
Buyer mix

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



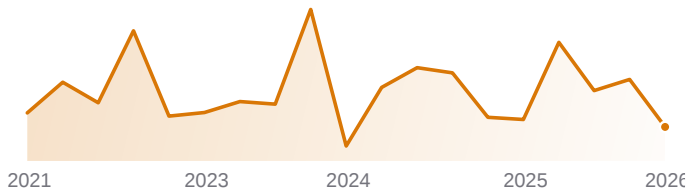
Sellers who sold at a gain

100%

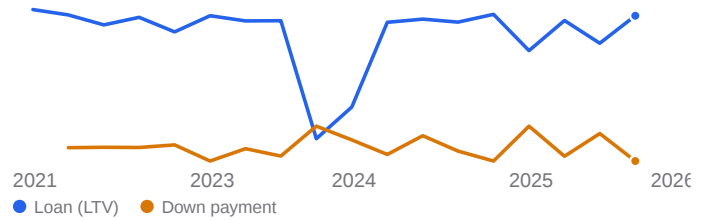


Median annualized return at resale

+5.1%

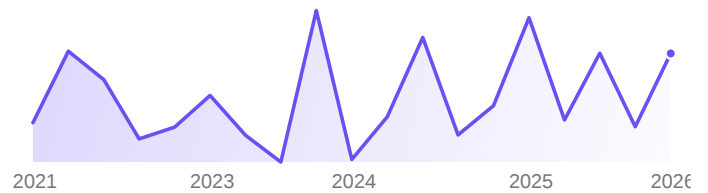


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



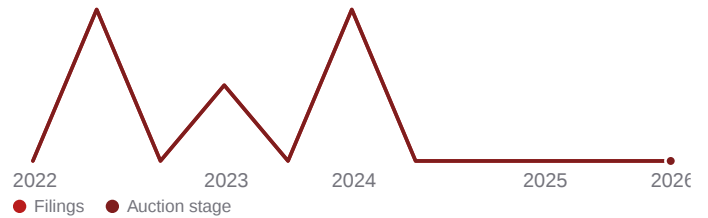
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,067
Median value (AVM)	\$255K
Median size	1,738 ft²
Median bedrooms	3
Median year built	1994
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	5.6%
Median loan-to-value	16%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	3,021
Density	37 / mi²
Median household income	\$77K
Average household income	\$85K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	97
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	5.1%
Unemployment	0.8%
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.