

Eden 31307

ZIP code · GA · Georgia · Effingham County

BUYER'S MARKET

\$187K

MEDIAN SALE PRICE

-25.2%

1-YR CHANGE

13

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



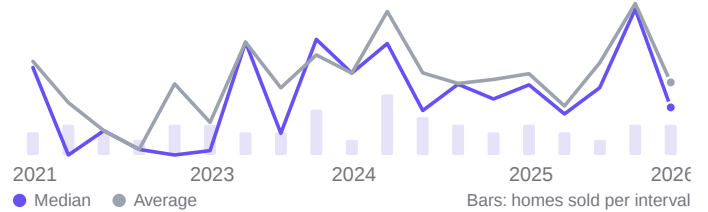
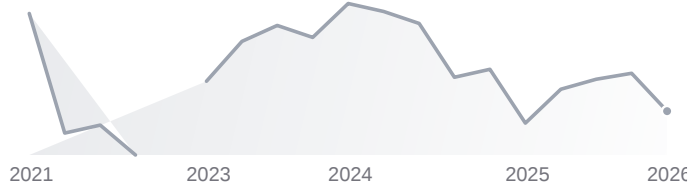
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$156K · Average \$212K

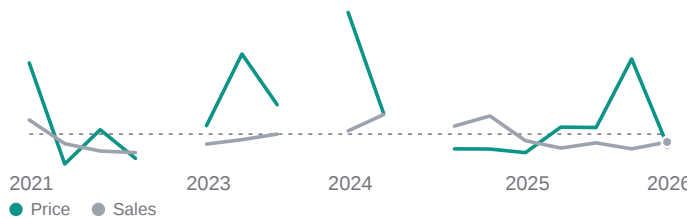


Growth (year over year)

Price -25.2% · Sales -18.8%

Price per square foot

\$133/ft²

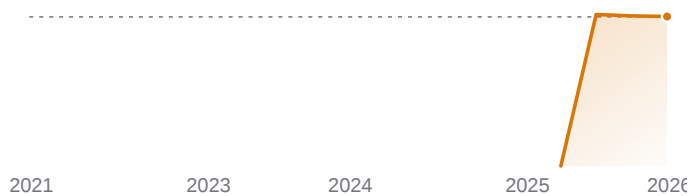


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

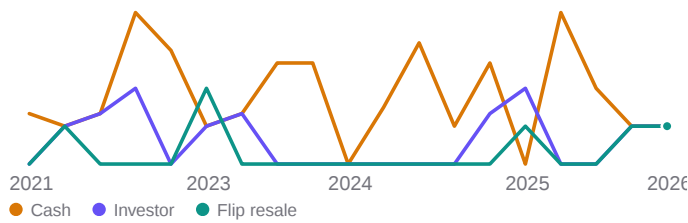
3.1%



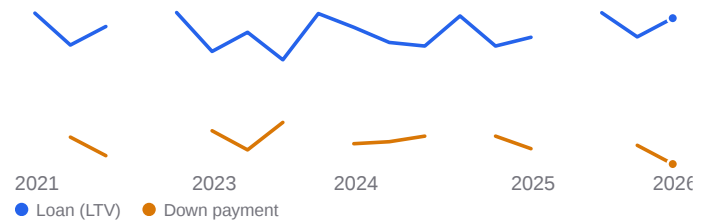
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 25%

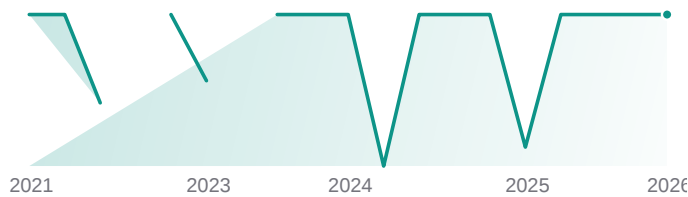


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.4%



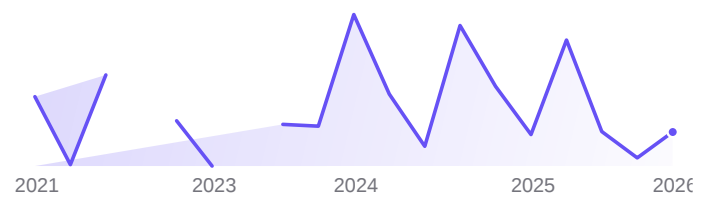
Sellers who sold at a gain

100%



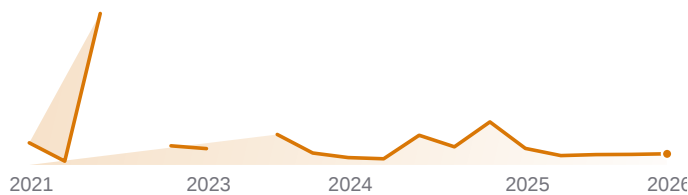
Typical hold before selling

4.2 yrs



Median annualized return at resale

+6.6%



HOUSING STOCK

Homes	418
Median value (AVM)	\$239K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1990
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.8%
Owner occupied	72%
Company owned	7.4%
Median loan-to-value	6%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	46
Density	180 / mi ²
Median household income	\$91K
Average household income	\$110K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	89
Homes occupied	92%
Bachelor's or higher	29%
Poverty rate	5.9%
Unemployment	0.8%
Average temp	67°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.