

Fleming 31309

ZIP code · GA · Georgia · Liberty County

BUYER'S MARKET

\$216K

MEDIAN SALE PRICE

+43.0%

1-YR CHANGE

12

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



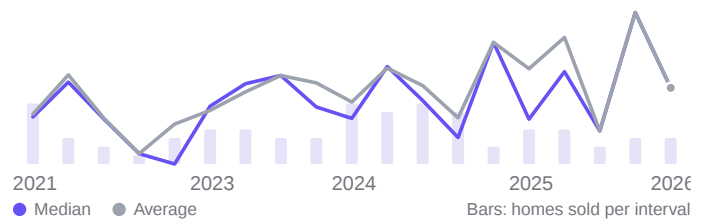
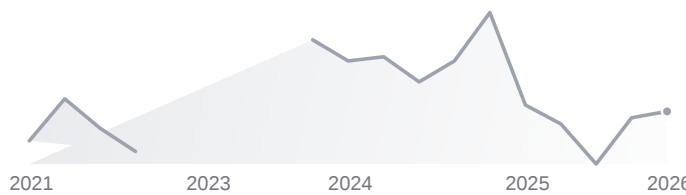
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$216K · Average \$216K

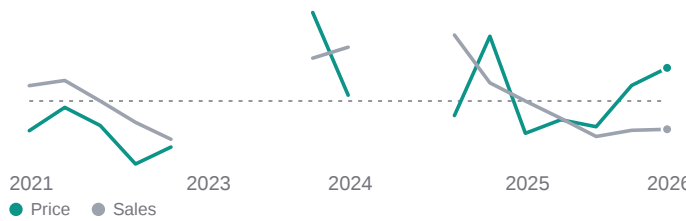


Growth (year over year)

Price +43.0% · Sales -36.8%

Price per square foot

\$171/ft²

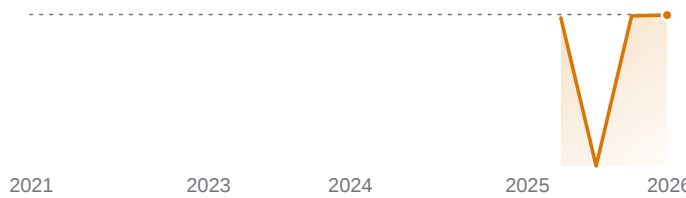


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

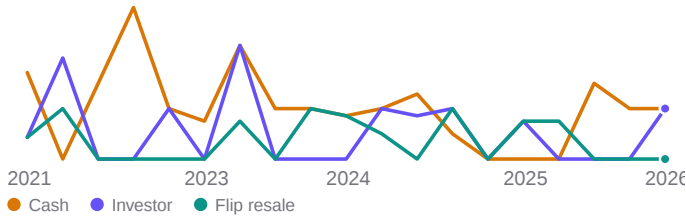
2.7%



BUYERS & OUTCOMES

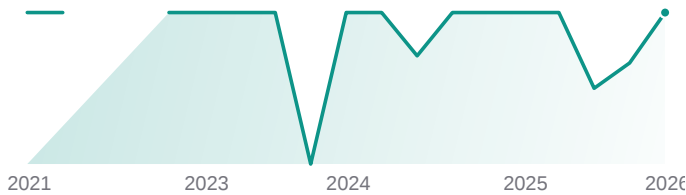
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



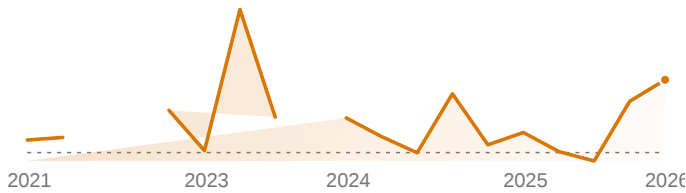
Sellers who sold at a gain

100%



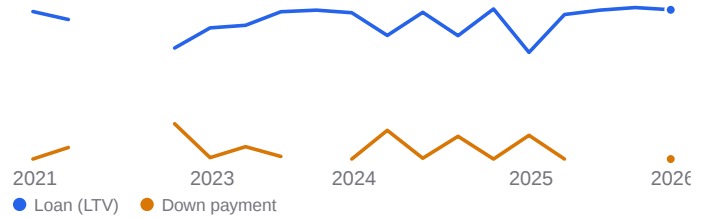
Median annualized return at resale

+43.1%



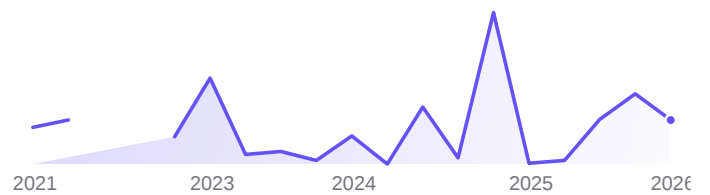
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	444
Median value (AVM)	\$250K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1996
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.0%
Owner occupied	76%
Company owned	4.3%
Median loan-to-value	28%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	2,240
Density	55 / mi²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	67
Earthquake index (US avg 100)	59
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	8.6%
Unemployment	1.0%
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.