

Guyton 31312

ZIP code · GA · Georgia > Effingham County > Guyton

BUYER'S MARKET

\$314K

MEDIAN SALE PRICE

-10.0%

1-YR CHANGE

416

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



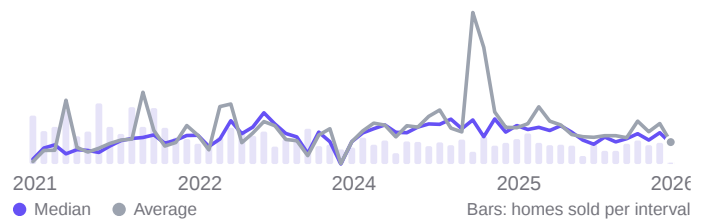
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$300K · Average \$303K

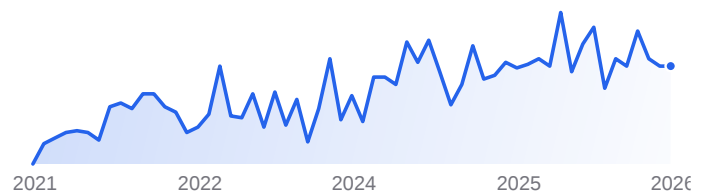
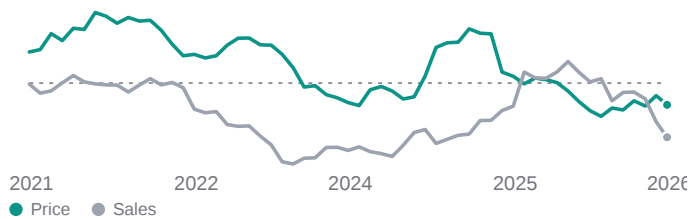


Growth (year over year)

Price -10.0% · Sales -24.9%

Price per square foot

\$170/ft²

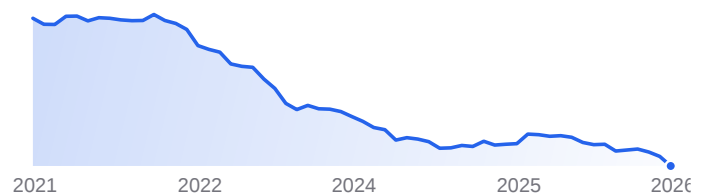
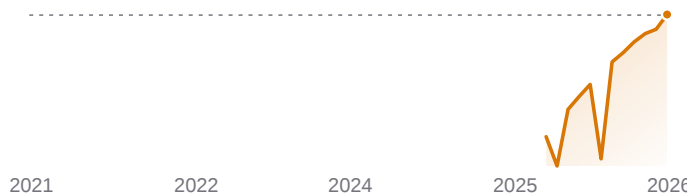


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

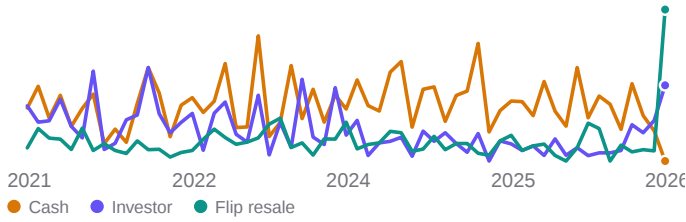
4.1%



BUYERS & OUTCOMES

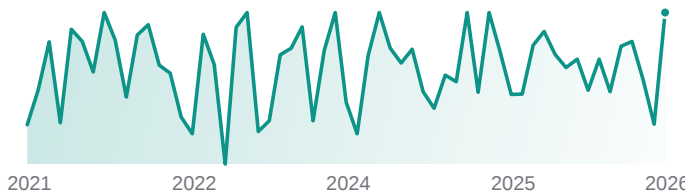
Buyer mix

Cash 0% · Investor 33% · Flip resale 67%



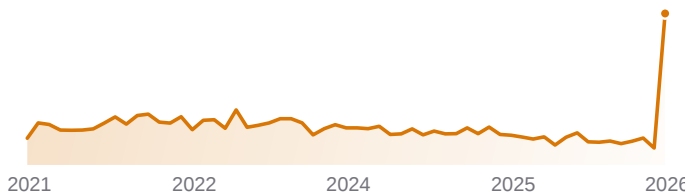
Sellers who sold at a gain

100%

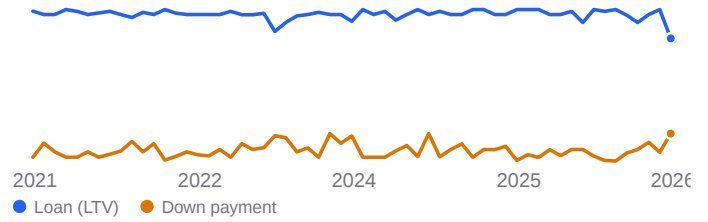


Median annualized return at resale

+39.7%

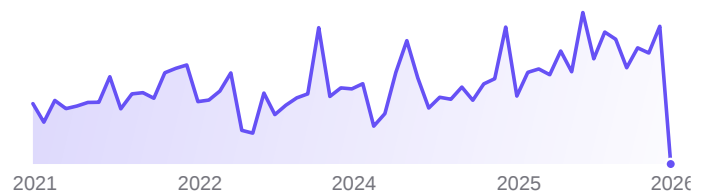


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	10,060
Median value (AVM)	\$346K
Median size	1,922 ft²
Median bedrooms	4
Median year built	2006
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.9%
Owner occupied	88%
Company owned	8.1%
Median loan-to-value	52%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	27,540
Density	177 / mi²
Median household income	\$95K
Average household income	\$111K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	86
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	5.6%
Unemployment	0.8%
Average temp	66°F
Annual precip	49 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.