

Meldrim 31318

ZIP code · GA · Georgia · Effingham County

\$210K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

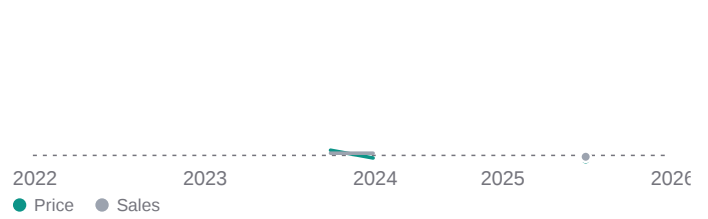
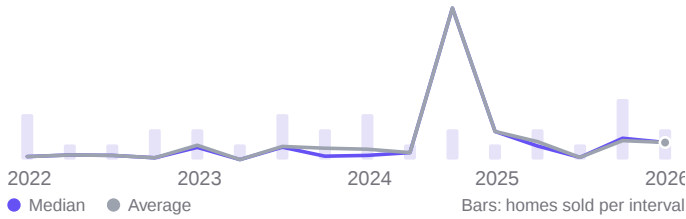
MARKET TRENDS (5 YEARS)

Sale prices

Median \$222K · Average \$222K

Growth (year over year)

Price -97.8% · Sales -33.3%

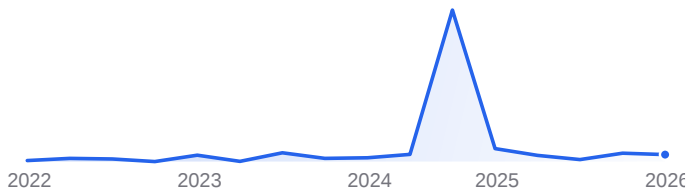


Price per square foot

\$113/ft²

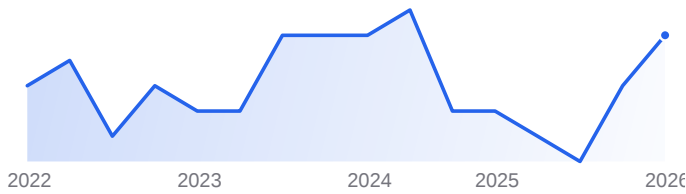
Sale premium vs estimated value

-40.0%



Annual turnover (share of homes sold)

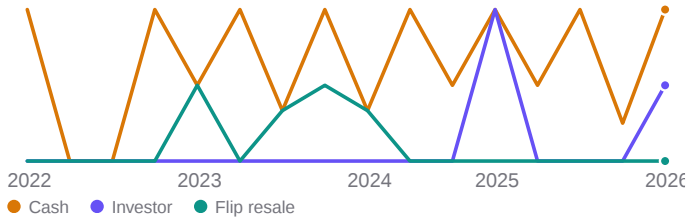
4.2%



BUYERS & OUTCOMES

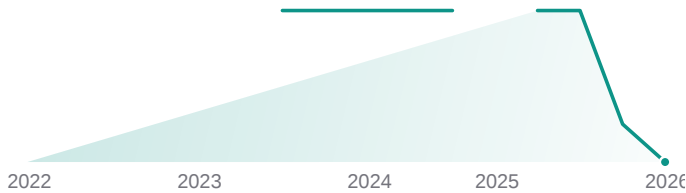
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



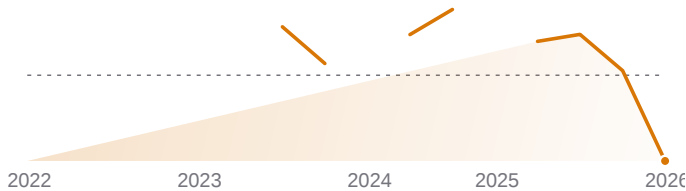
Sellers who sold at a gain

0%

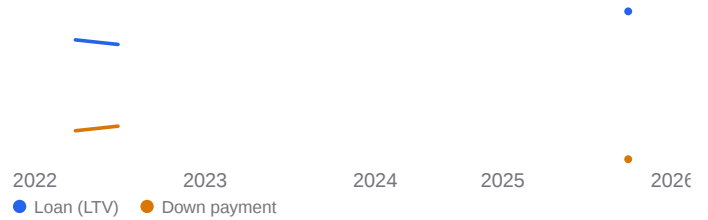


Median annualized return at resale

-35.9%

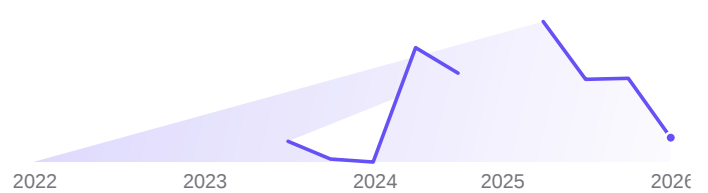


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.3%



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	212
Median value (AVM)	\$226K
Median size	1,573 ft²
Median bedrooms	3
Median year built	1984
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0%
Owner occupied	82%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	100
Density	166 / mi²
Median household income	\$55K
Average household income	\$59K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	89
Homes occupied	93%
Bachelor's or higher	5%
Poverty rate	5.6%
Unemployment	1.1%
Average temp	66°F
Annual precip	50 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.