

Pooler 31322

ZIP code · GA · Georgia > Chatham County > Pooler

BALANCED MARKET

\$346K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

671

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

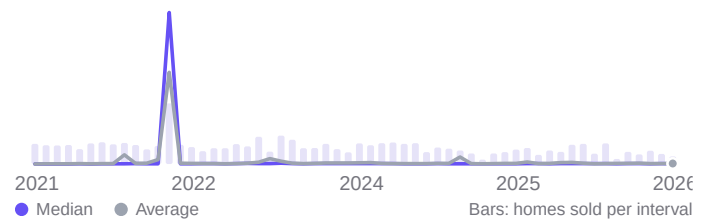
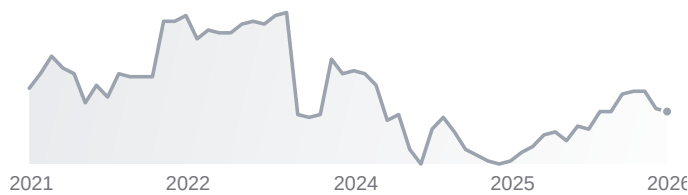
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$343K · Average \$394K

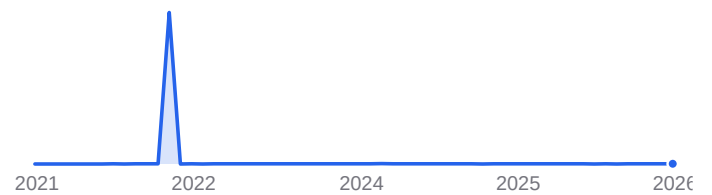
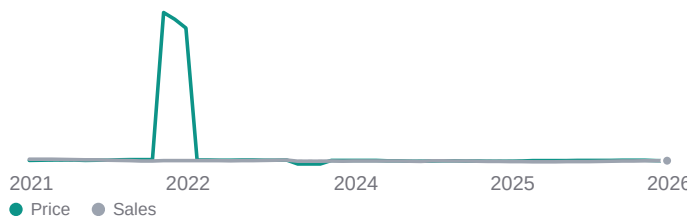


Growth (year over year)

Price -1.8% · Sales -0.9%

Price per square foot

\$188/ft²

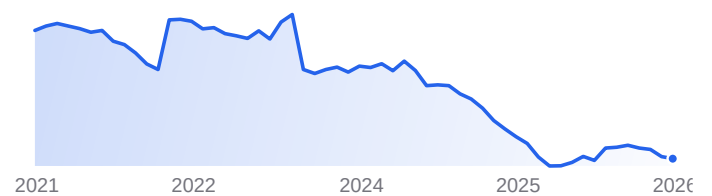


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

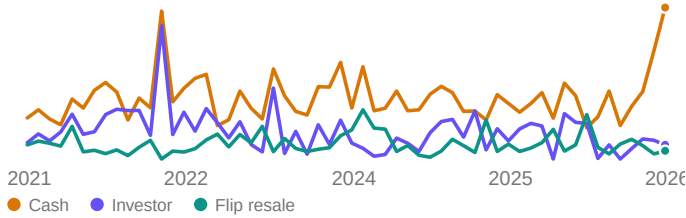
6.1%



BUYERS & OUTCOMES

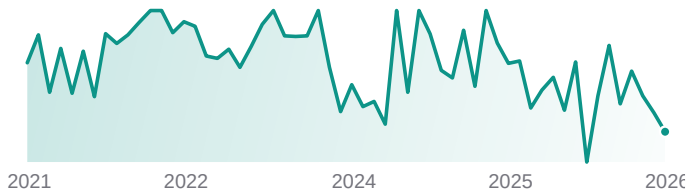
Buyer mix

Cash 79% · Investor 9.1% · Flip resale 6.1%



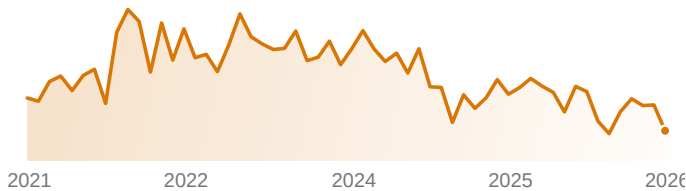
Sellers who sold at a gain

73%

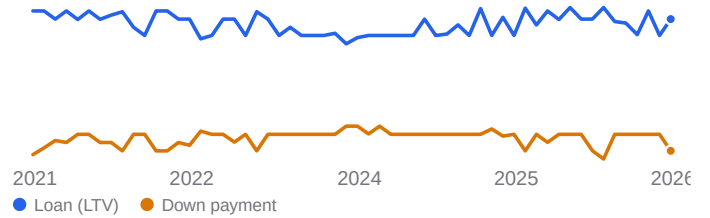


Median annualized return at resale

+2.5%

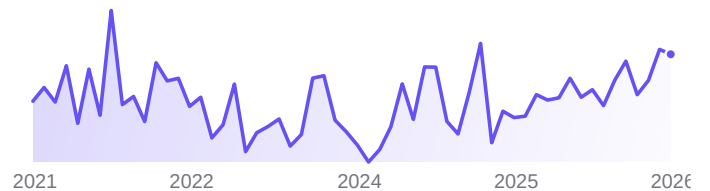


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



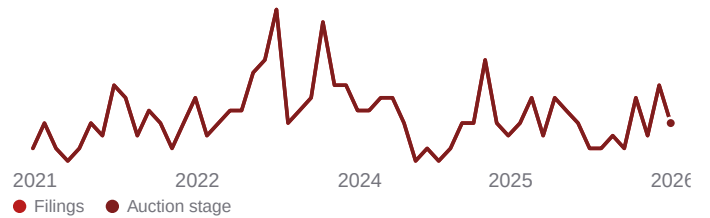
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,051
Median value (AVM)	\$335K
Median size	1,819 ft²
Median bedrooms	3
Median year built	2007
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.1%
Owner occupied	71%
Company owned	18%
Median loan-to-value	53%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	32,560
Density	1,031 / mi²
Median household income	\$93K
Average household income	\$108K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	65
Earthquake index (US avg 100)	76
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	6.6%
Unemployment	1.0%
Average temp	66°F
Annual precip	50 in
Sunshine	62%

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