

Riceboro 31323

ZIP code · GA · Georgia > Liberty County > Riceboro

SELLER'S MARKET

\$246K

MEDIAN SALE PRICE

20

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

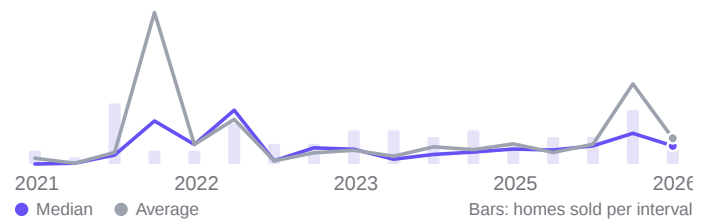
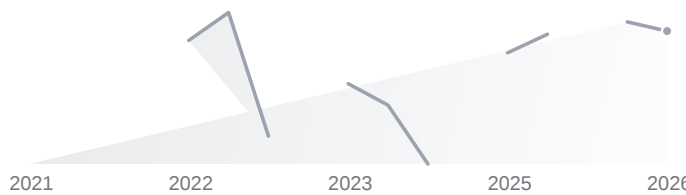
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$253K · Average \$339K

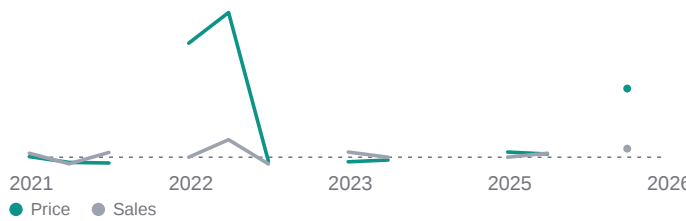


Growth (year over year)

Price +284.9% · Sales +35.7%

Price per square foot

\$125/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

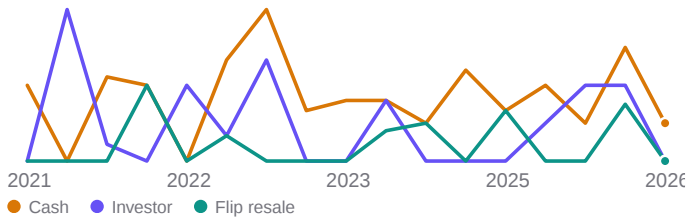
2.5%



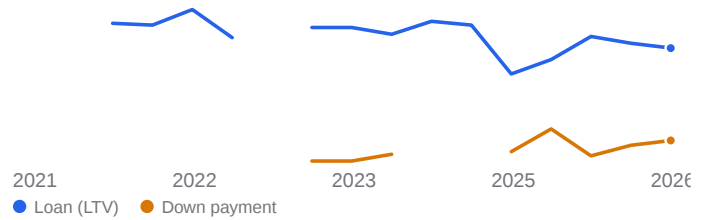
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

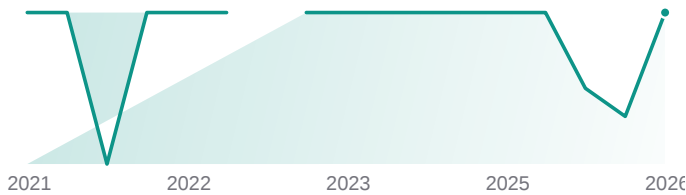


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



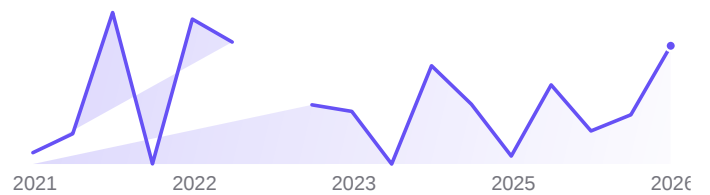
Sellers who sold at a gain

100%



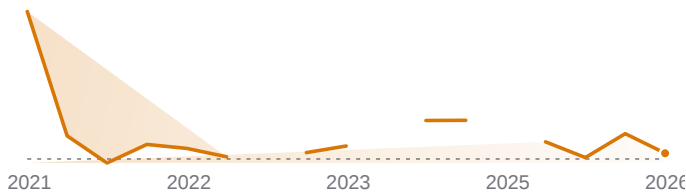
Typical hold before selling

7.4 yrs



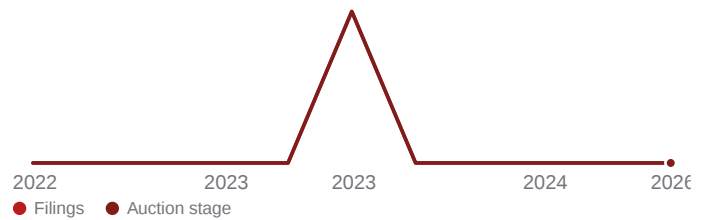
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	797
Median value (AVM)	\$170K
Median size	1,553 ft²
Median bedrooms	3
Median year built	1991
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.9%
Owner occupied	69%
Company owned	8.9%
Median loan-to-value	0%
Typical ownership tenure	17.5 yrs

COMMUNITY

Population	2,419
Density	18 / mi²
Median household income	\$55K
Average household income	\$81K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	54
Homes occupied	91%
Bachelor's or higher	7%
Poverty rate	16.7%
Unemployment	1.0%
Average temp	67°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.