

Sapelo Island 31327

ZIP code · GA · Georgia · McIntosh County

\$275K

MEDIAN SALE PRICE

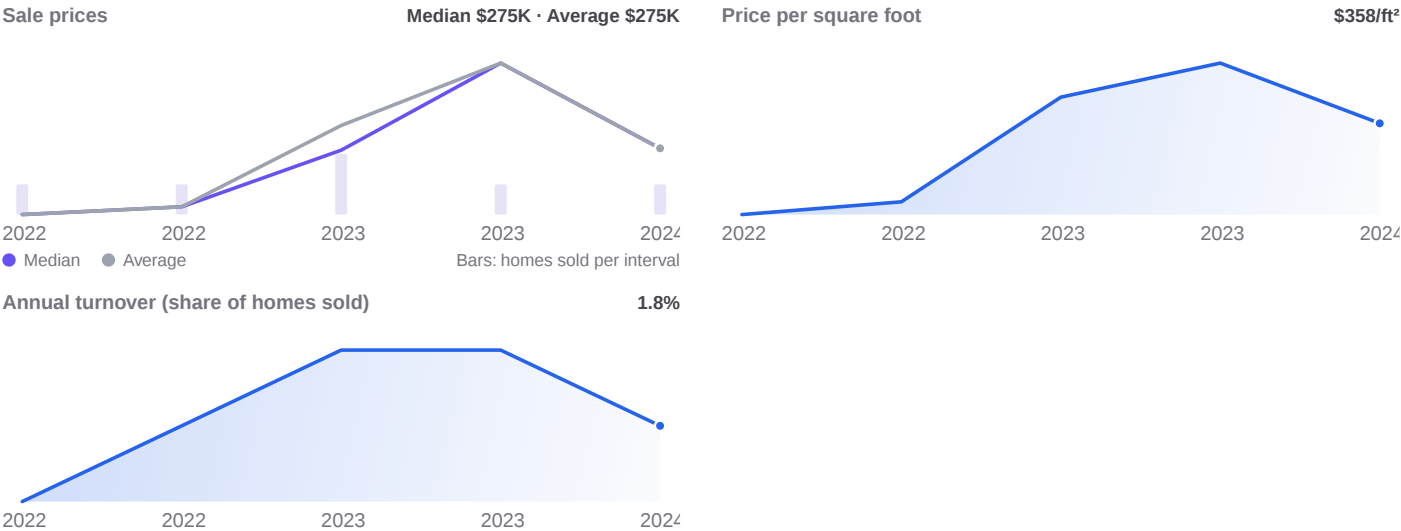
2

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

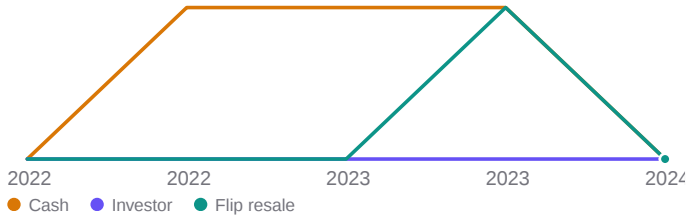
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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

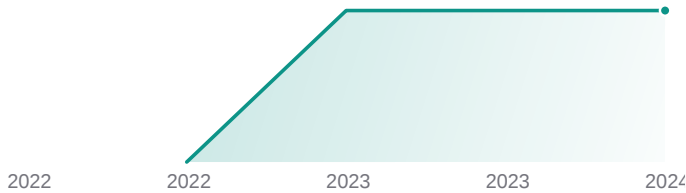


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



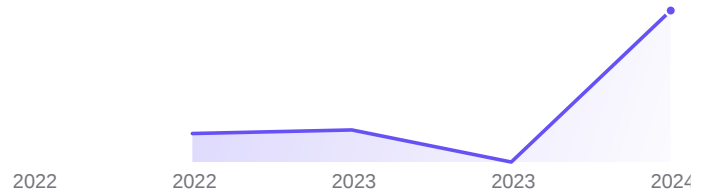
Sellers who sold at a gain

100%



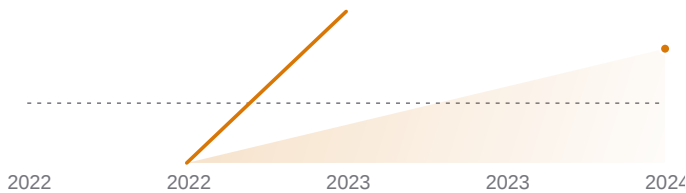
Typical hold before selling

10.2 yrs



Median annualized return at resale

+12.9%



HOUSING STOCK

Homes	114
Median value (AVM)	\$194K
Median size	1,187 ft²
Median bedrooms	3
Median year built	1983
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	1.5%
Owner occupied	19%
Company owned	29%
Median loan-to-value	0%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	540
Density	10 / mi²
Median household income	\$68K
Average household income	\$84K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	42
Homes occupied	65%
Bachelor's or higher	10%
Poverty rate	25.2%
Unemployment	0.8%
Average temp	67°F
Annual precip	52 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.