

Tybee Island 31328

ZIP code · GA · Georgia · Chatham County · Tybee Island

SELLER'S MARKET

\$702K

MEDIAN SALE PRICE

+18.6%

1-YR CHANGE

140

SALES (12 MO)

\$642K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



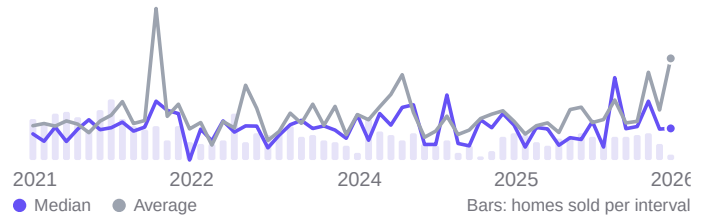
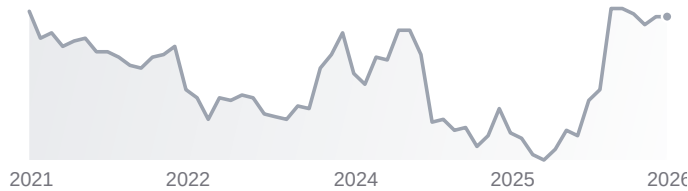
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$630K · Average \$1.2M

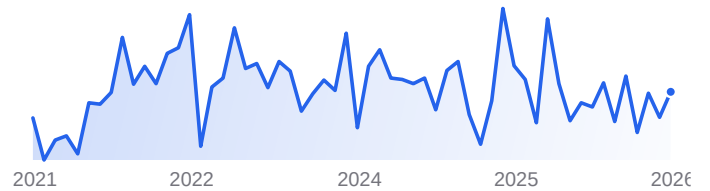
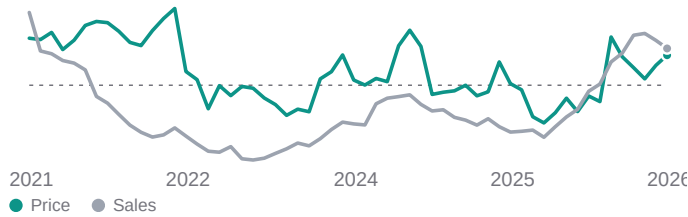


Growth (year over year)

Price +18.6% · Sales +22.8%

Price per square foot

\$439/ft²

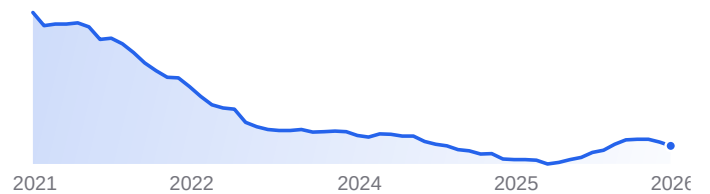
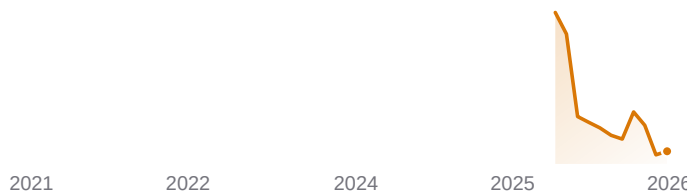


Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

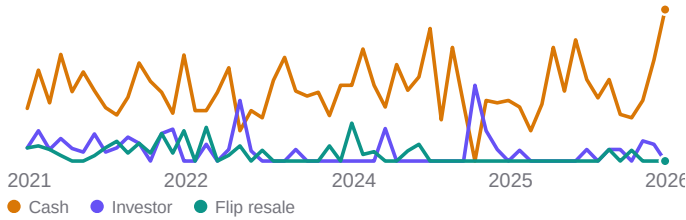
4.0%



BUYERS & OUTCOMES

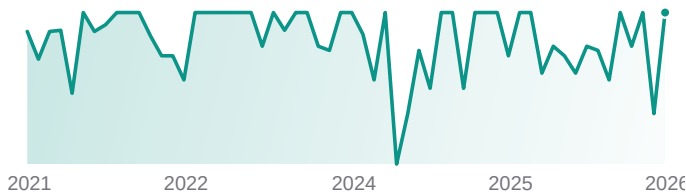
Buyer mix

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



Sellers who sold at a gain

100%

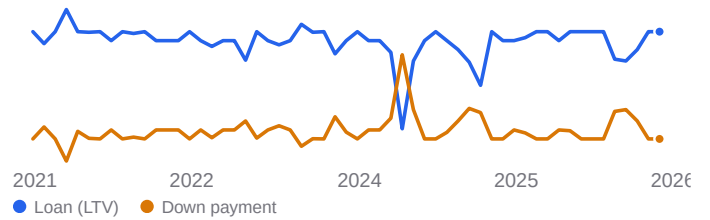


Median annualized return at resale

+9.0%

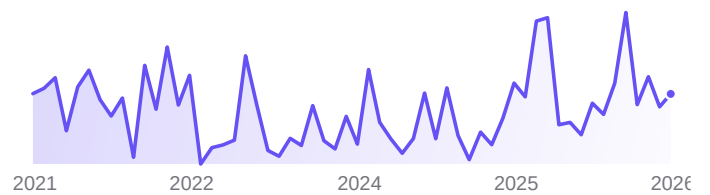


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



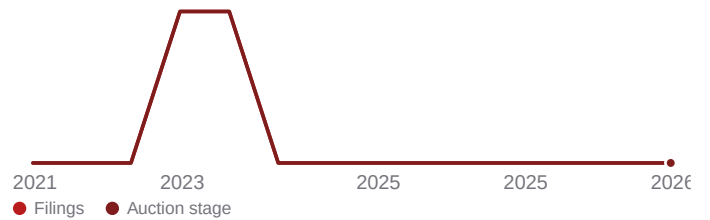
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,499
Median value (AVM)	\$642K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1987
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.1%
Owner occupied	18%
Company owned	28%
Median loan-to-value	2%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	3,652
Density	147 / mi²
Median household income	\$100K
Average household income	\$118K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	89
Homes occupied	56%
Bachelor's or higher	29%
Poverty rate	3.8%
Unemployment	0.6%
Average temp	66°F
Annual precip	52 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.