

Springfield 31329

ZIP code · GA · Georgia > Effingham County > Springfield

SELLER'S MARKET

\$436K

MEDIAN SALE PRICE

+56.4%

1-YR CHANGE

133

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

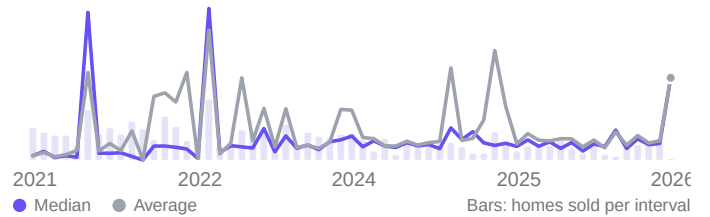
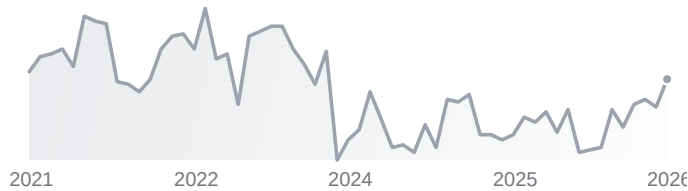
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$750K · Average \$750K

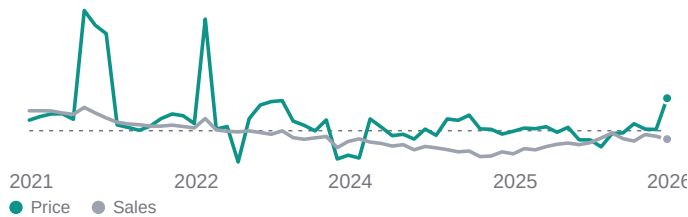


Growth (year over year)

Price +56.4% · Sales -14.7%

Price per square foot

\$226/ft²

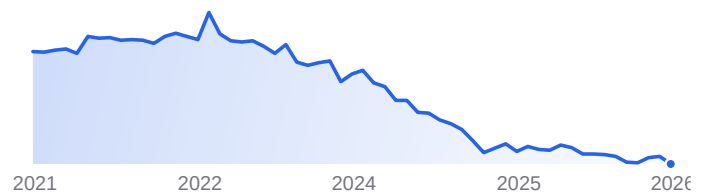
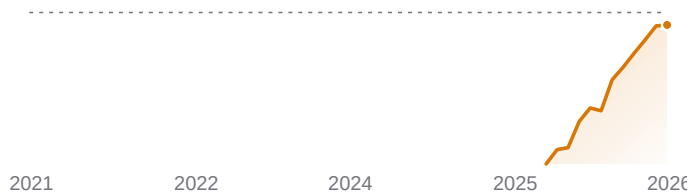


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

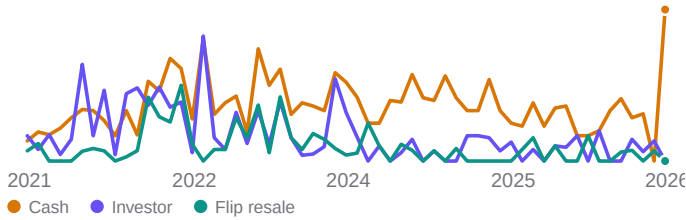
3.3%



BUYERS & OUTCOMES

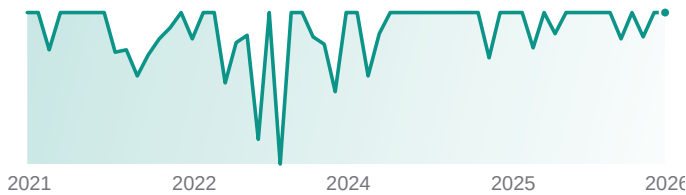
Buyer mix

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



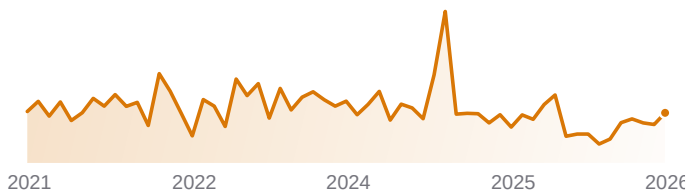
Sellers who sold at a gain

100%

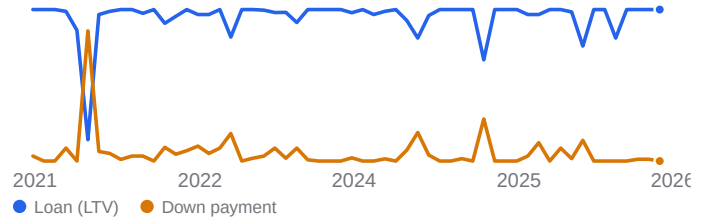


Median annualized return at resale

+10.1%

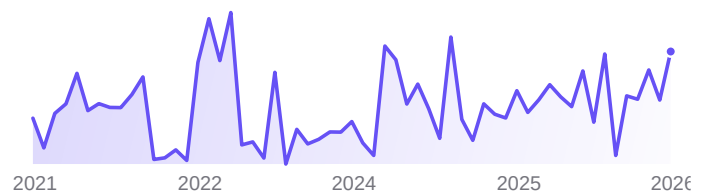


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,975
Median value (AVM)	\$289K
Median size	1,680 ft²
Median bedrooms	4
Median year built	2001
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	17%
Median loan-to-value	37%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	10,281
Density	99 / mi ²
Median household income	\$71K
Average household income	\$96K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	88
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	5.6%
Unemployment	0.8%
Average temp	66°F
Annual precip	49 in
Sunshine	62%

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