

Townsend 31331

ZIP code · GA · Georgia > McIntosh County

BALANCED MARKET

\$355K

MEDIAN SALE PRICE

+15.9%

1-YR CHANGE

125

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

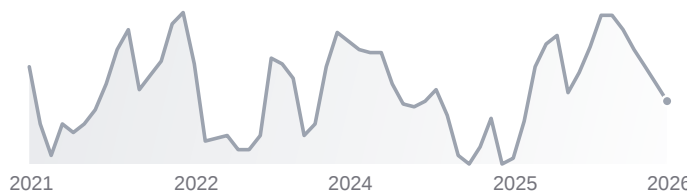
Balanced market · 43 / 100



MARKET TRENDS (5 YEARS)

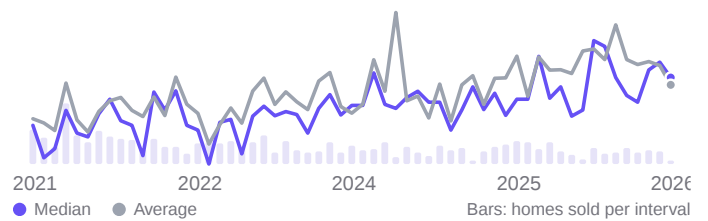
Market temperature (0-100)

43 / 100



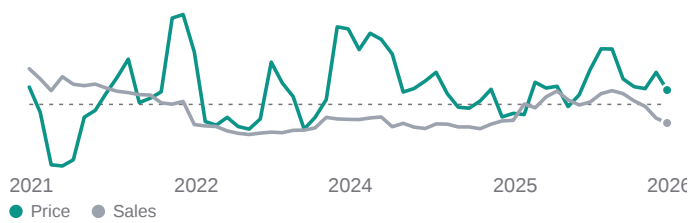
Sale prices

Median \$330K · Average \$306K



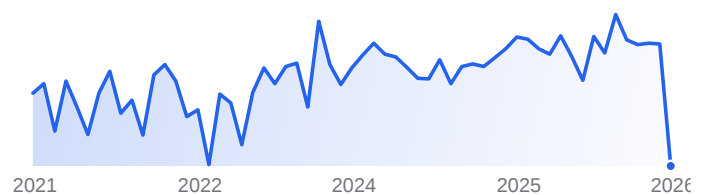
Growth (year over year)

Price +15.9% · Sales -20.4%



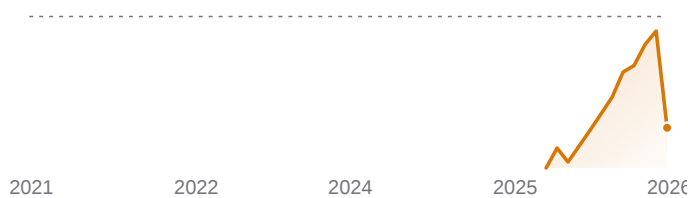
Price per square foot

\$30/ft²



Sale premium vs estimated value

-9.6%



Annual turnover (share of homes sold)

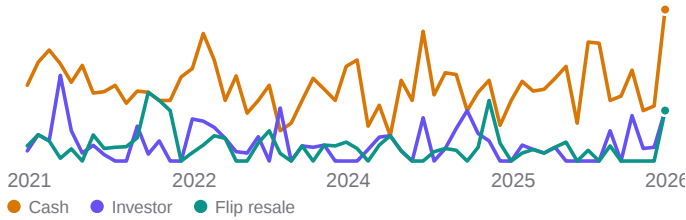
2.9%



BUYERS & OUTCOMES

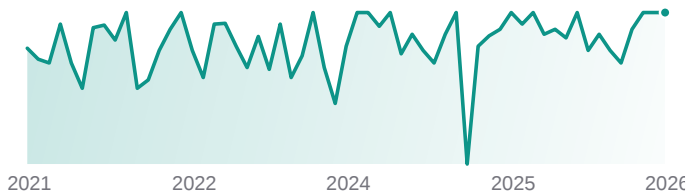
Buyer mix

Cash 100% · Investor 33% · Flip resale 33%



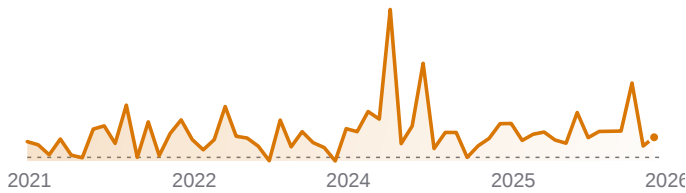
Sellers who sold at a gain

100%

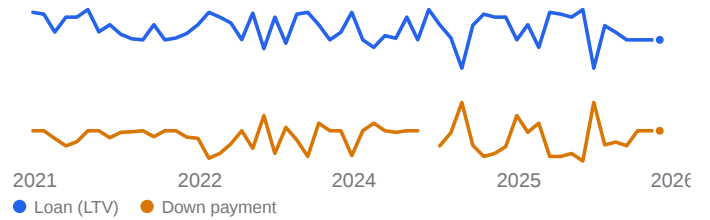


Median annualized return at resale

+7.6%

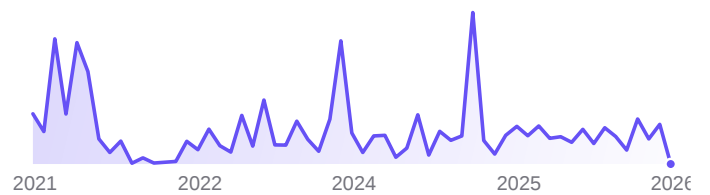


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



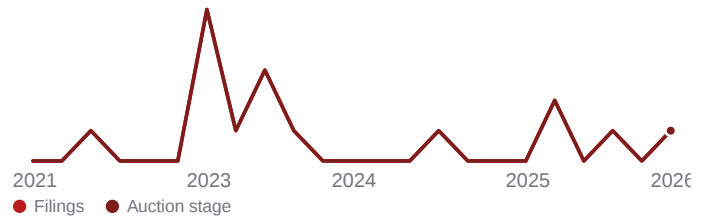
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,307
Median value (AVM)	\$267K
Median size	1,558 ft²
Median bedrooms	3
Median year built	1996
Single family	85%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.4%
Owner occupied	59%
Company owned	9.9%
Median loan-to-value	0%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	7,015
Density	22 / mi²
Median household income	\$63K
Average household income	\$75K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	46
Homes occupied	69%
Bachelor's or higher	14%
Poverty rate	22.5%
Unemployment	0.8%
Average temp	67°F
Annual precip	51 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.