

Port Wentworth 31407

ZIP code · GA · Georgia · Chatham County · Port Wentworth

BALANCED MARKET

\$321K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

503

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



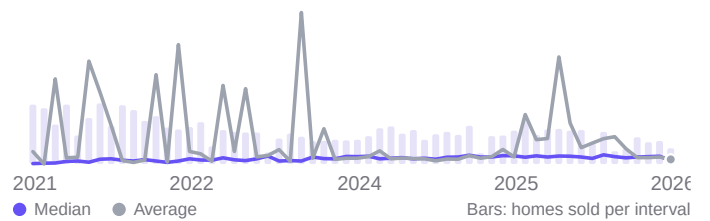
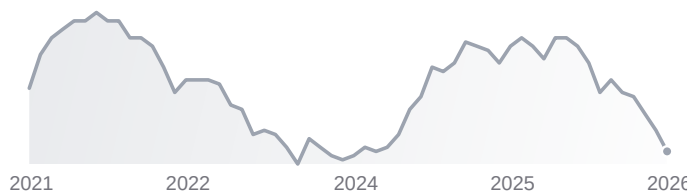
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$289K · Average \$303K

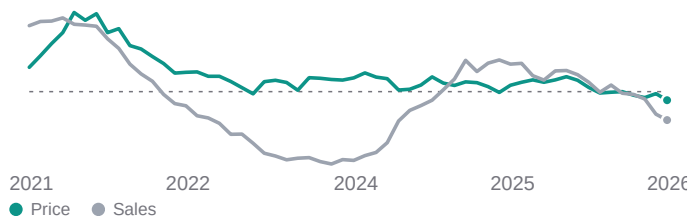


Growth (year over year)

Price -4.8% · Sales -16.0%

Price per square foot

\$165/ft²

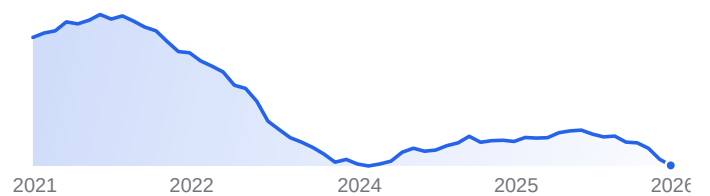


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

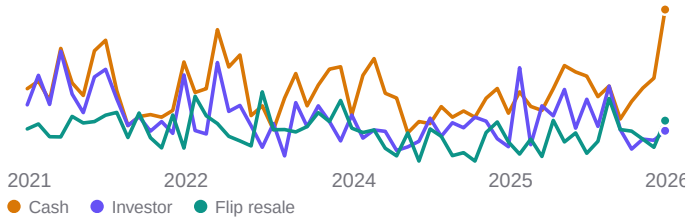
6.6%



BUYERS & OUTCOMES

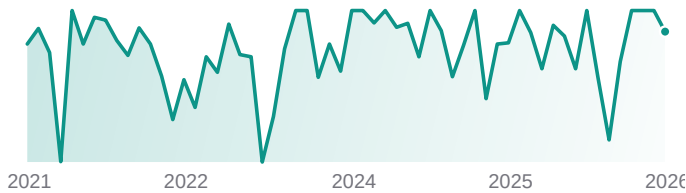
Buyer mix

Cash 58% · Investor 12% · Flip resale 15%



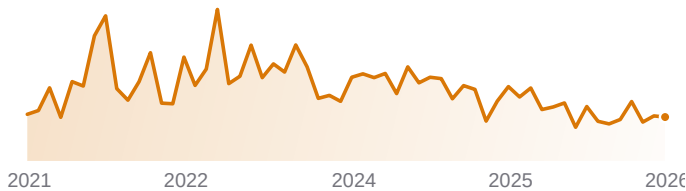
Sellers who sold at a gain

96%

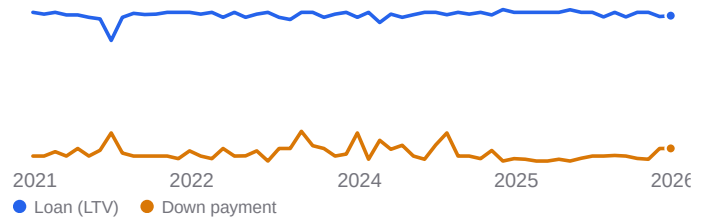


Median annualized return at resale

+4.8%

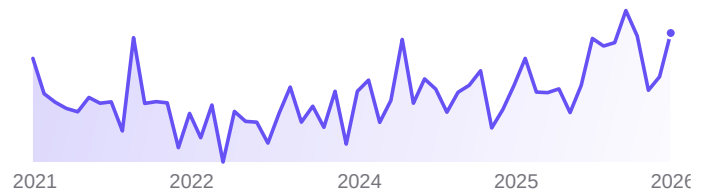


Financing (share of purchase price) Loan (LTV) 96% · Down payment 10%



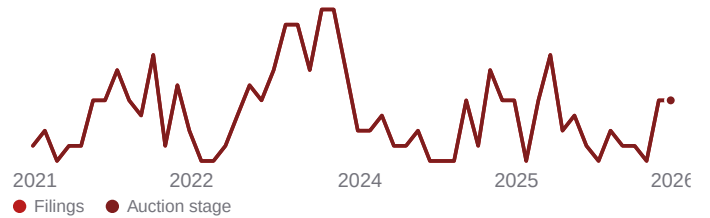
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	7,668
Median value (AVM)	\$300K
Median size	1,702 ft²
Median bedrooms	3
Median year built	2012
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	20%
Median loan-to-value	56%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	17,752
Density	403 / mi²
Median household income	\$80K
Average household income	\$87K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	84
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	8.5%
Unemployment	1.0%
Average temp	66°F
Annual precip	50 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.