

Lumber City 31549

ZIP code · GA · Georgia · Wheeler County · Lumber City

BUYER'S MARKET

\$88K

MEDIAN SALE PRICE

25

SALES (12 MO)

\$79K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



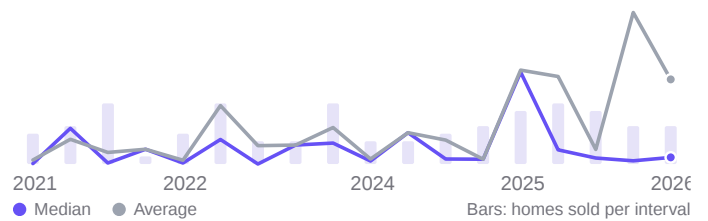
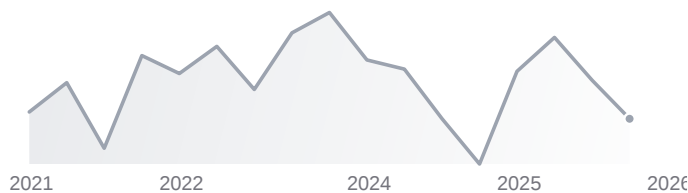
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$87K · Average \$691K

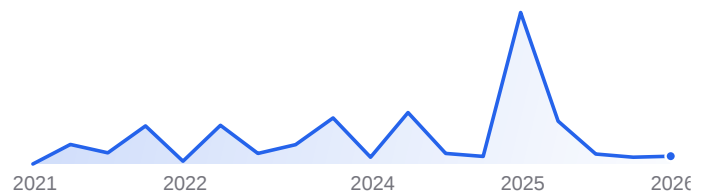
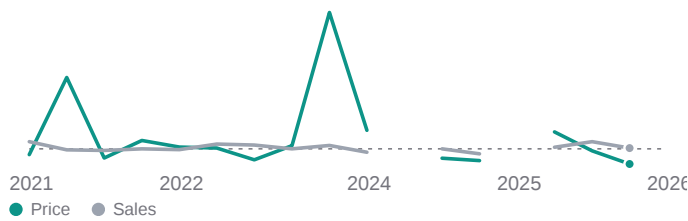


Growth (year over year)

Price -96.5% · Sales +5.3%

Price per square foot

\$43/ft²



Sale premium vs estimated value

-38.1%

Annual turnover (share of homes sold)

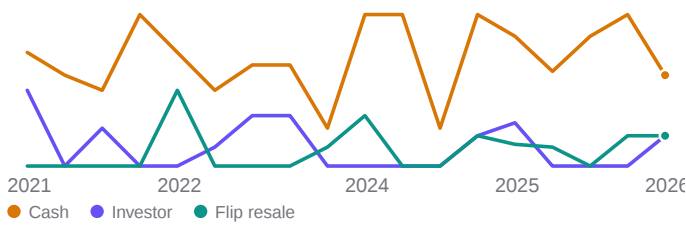
3.2%



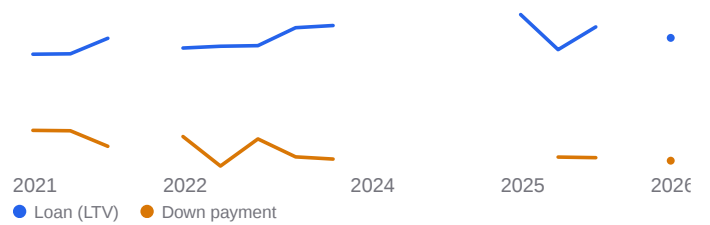
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 20% · Flip resale 20%

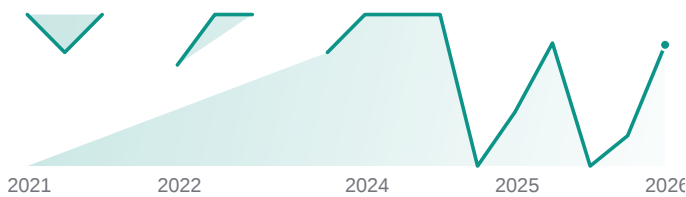


Financing (share of purchase price) Loan (LTV) 85% · Down payment 6.0%



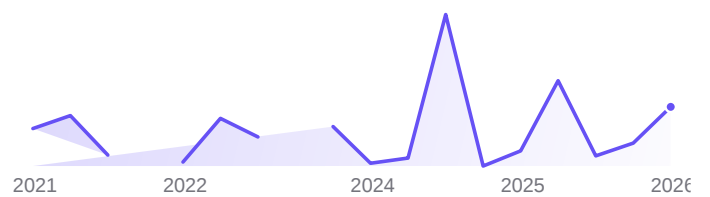
Sellers who sold at a gain

80%



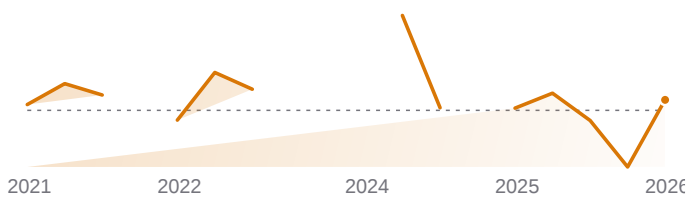
Typical hold before selling

6.8 yrs



Median annualized return at resale

+5.7%



HOUSING STOCK

Homes	773
Median value (AVM)	\$79K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1974
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.0%
Owner occupied	68%
Company owned	9.2%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	1,732
Density	15 / mi²
Median household income	\$37K
Average household income	\$60K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	38
Homes occupied	84%
Bachelor's or higher	6%
Poverty rate	26.7%
Unemployment	1.1%
Average temp	66°F
Annual precip	47 in
Sunshine	64%

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