

Odum 31555

ZIP code · GA · Georgia > Wayne County > Odum

BUYER'S MARKET

\$207K

MEDIAN SALE PRICE

-49.1%

1-YR CHANGE

26

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



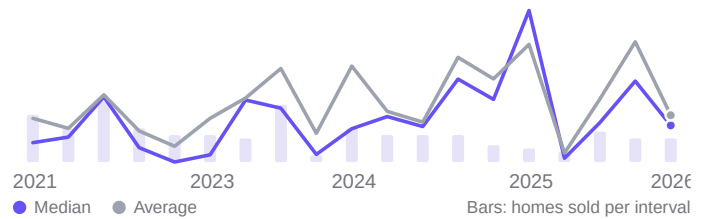
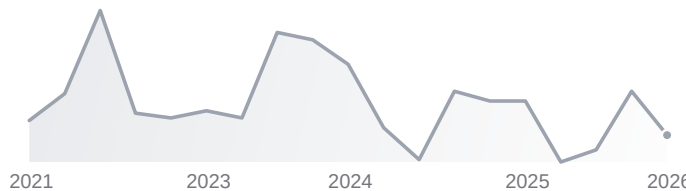
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$145K · Average \$172K

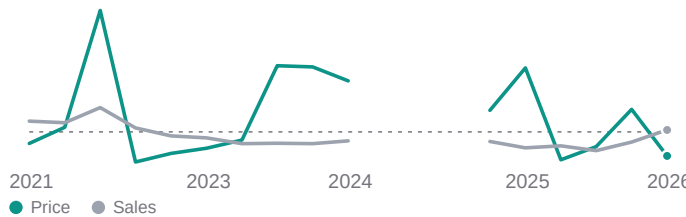


Growth (year over year)

Price -49.1% · Sales +4.0%

Price per square foot

\$75/ft²

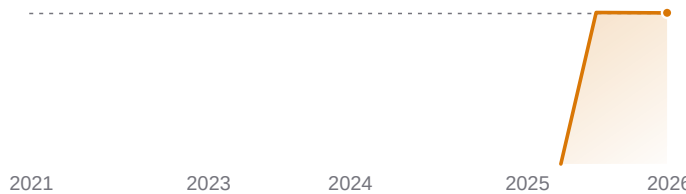


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

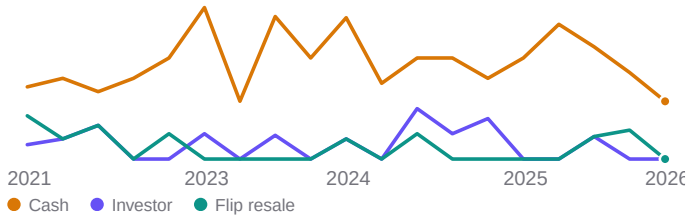
2.1%



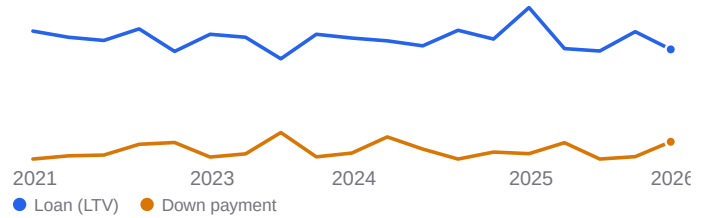
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 0%

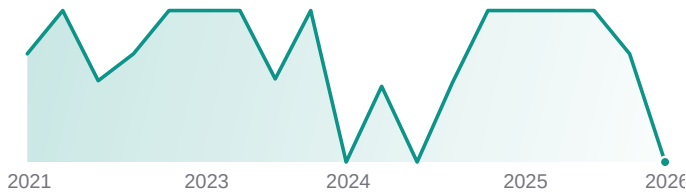


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



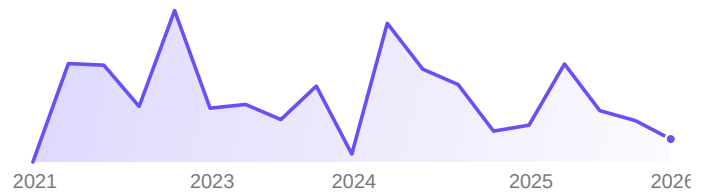
Sellers who sold at a gain

50%



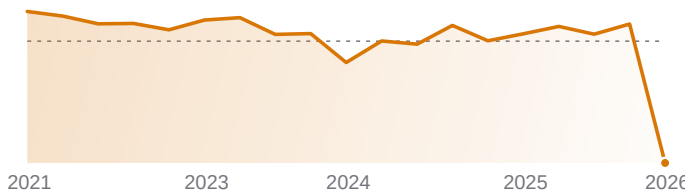
Typical hold before selling

2.1 yrs



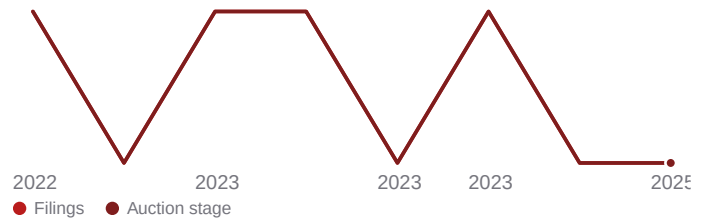
Median annualized return at resale

-69.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,232
Median value (AVM)	\$226K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1992
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.2%
Owner occupied	85%
Company owned	5.3%
Median loan-to-value	0%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	4,319
Density	26 / mi ²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	47
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	9.5%
Unemployment	1.2%
Average temp	66°F
Annual precip	48 in
Sunshine	66%

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.