

Woodbine 31569

ZIP code · GA · Georgia · Camden County · Woodbine

SELLER'S MARKET

\$344K

MEDIAN SALE PRICE

+29.6%

1-YR CHANGE

87

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



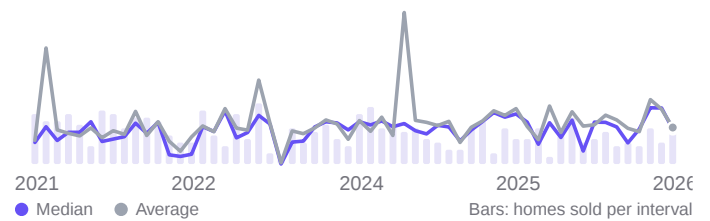
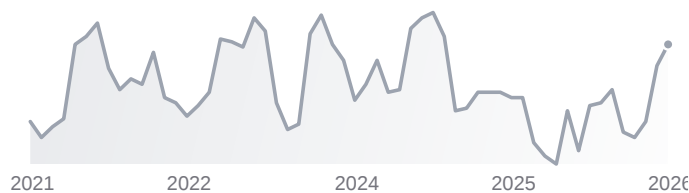
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$250K · Average \$261K

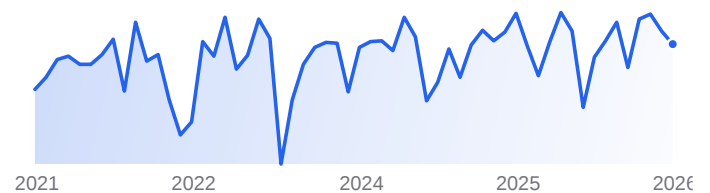
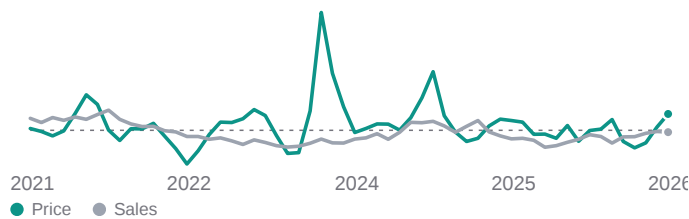


Growth (year over year)

Price +29.6% · Sales -3.3%

Price per square foot

\$160/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

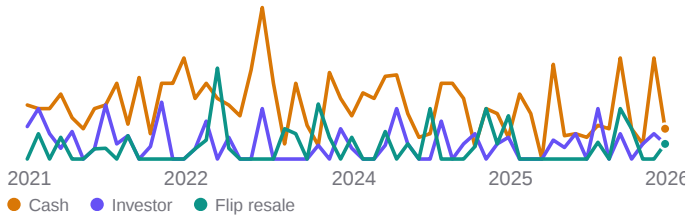
3.3%



BUYERS & OUTCOMES

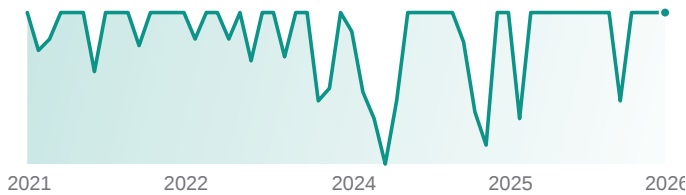
Buyer mix

Cash 20% · Investor 10% · Flip resale 10%



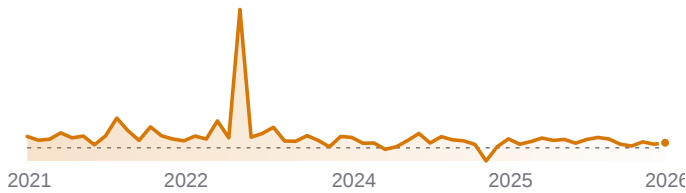
Sellers who sold at a gain

100%

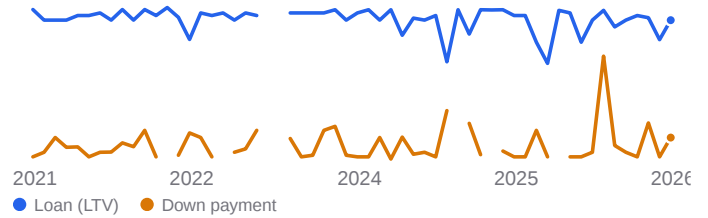


Median annualized return at resale

+5.0%

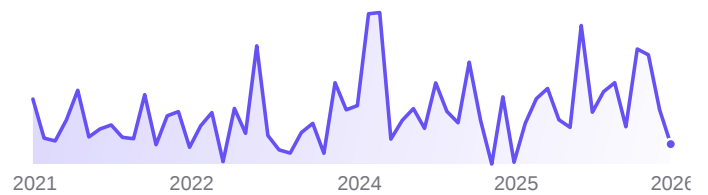


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,672
Median value (AVM)	\$278K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1993
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.5%
Owner occupied	82%
Company owned	6.3%
Median loan-to-value	49%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	8,034
Density	39 / mi²
Median household income	\$69K
Average household income	\$85K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	37
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	11.3%
Unemployment	0.7%
Average temp	69°F
Annual precip	51 in
Sunshine	66%

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.