

Cobb 31735

ZIP code · GA · Georgia > Sumter County

STRONG SELLER'S MARKET

\$527K

MEDIAN SALE PRICE

+125.9%

1-YR CHANGE

35

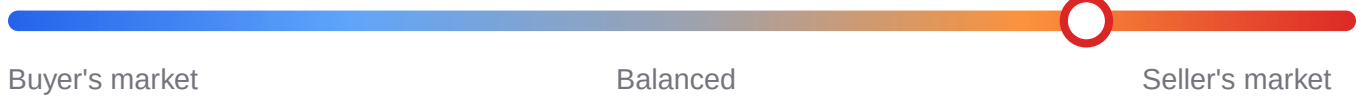
SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100



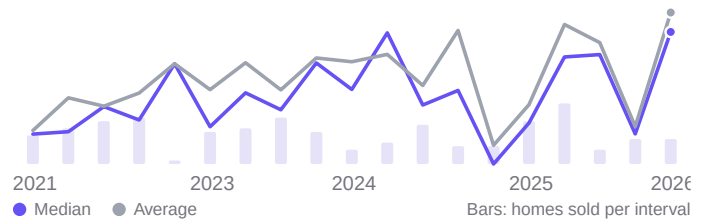
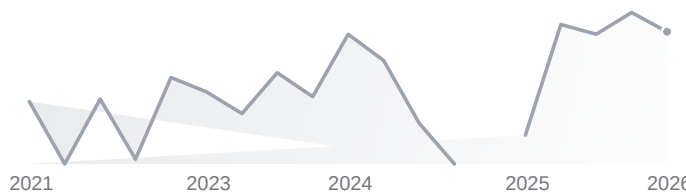
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$464K · Average \$515K

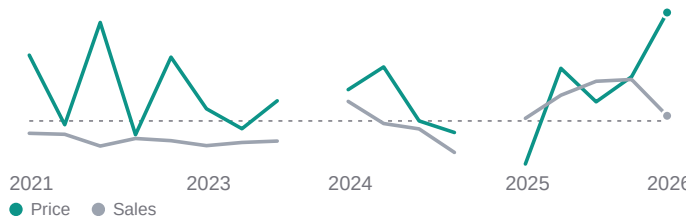


Growth (year over year)

Price +125.9% · Sales +6.1%

Price per square foot

\$331/ft²

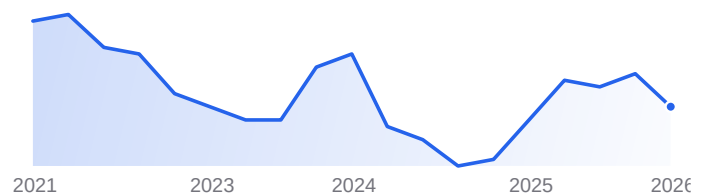


Sale premium vs estimated value

+4.3%

Annual turnover (share of homes sold)

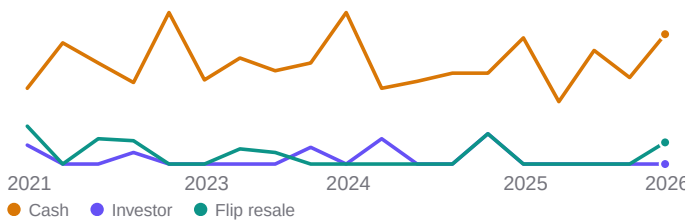
4.5%



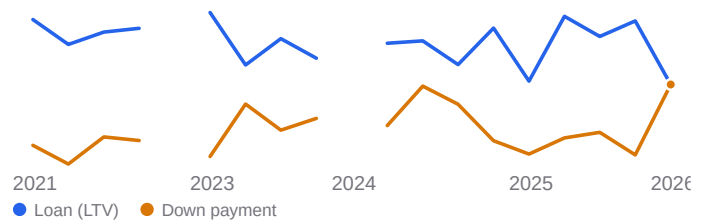
BUYERS & OUTCOMES

Buyer mix

Cash 86% · Investor 0% · Flip resale 14%

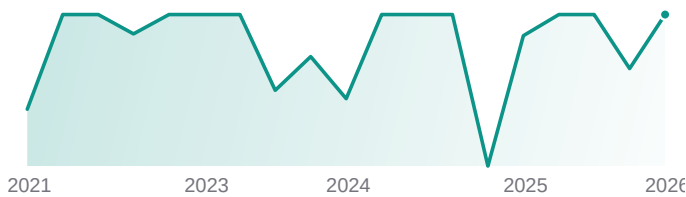


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



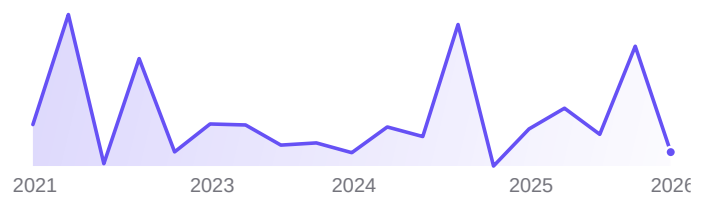
Sellers who sold at a gain

100%



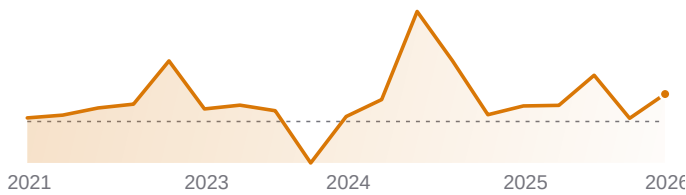
Typical hold before selling

2.0 yrs



Median annualized return at resale

+15.2%



HOUSING STOCK

Homes	783
Median value (AVM)	\$339K
Median size	1,462 ft²
Median bedrooms	3
Median year built	1990
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.7%
Owner occupied	46%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	379
Density	14 / mi ²
Median household income	\$55K
Average household income	\$83K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	33
Homes occupied	46%
Bachelor's or higher	41%
Poverty rate	23.3%
Unemployment	1.4%
Average temp	66°F
Annual precip	49 in
Sunshine	61%

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.