

# Leesburg 31763

ZIP code · GA · Georgia · Lee County · Leesburg

BALANCED MARKET

**\$269K**

MEDIAN SALE PRICE

**+3.1%**

1-YR CHANGE

**376**

SALES (12 MO)

**\$252K**

MEDIAN VALUE (AVM)

Market temperature

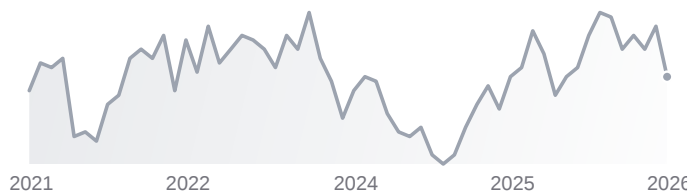
Balanced market · 48 / 100



## MARKET TRENDS (5 YEARS)

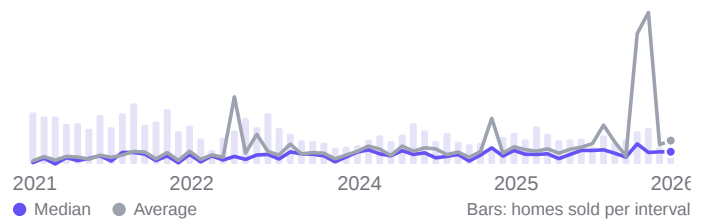
Market temperature (0-100)

48 / 100



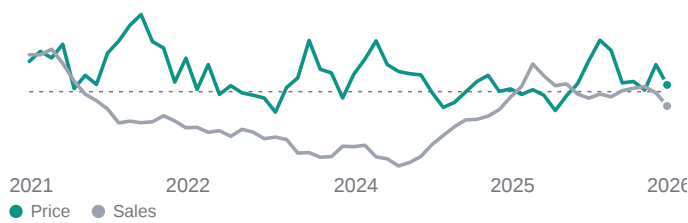
Sale prices

Median \$271K · Average \$355K



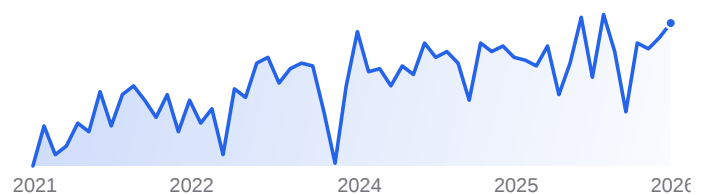
Growth (year over year)

Price +3.1% · Sales -6.5%



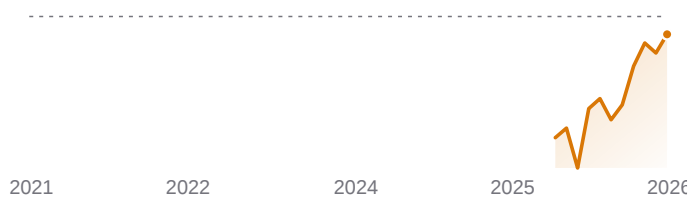
Price per square foot

\$159/ft²



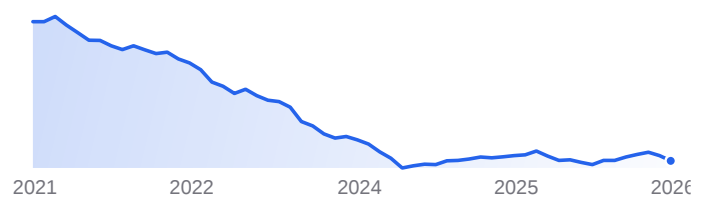
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

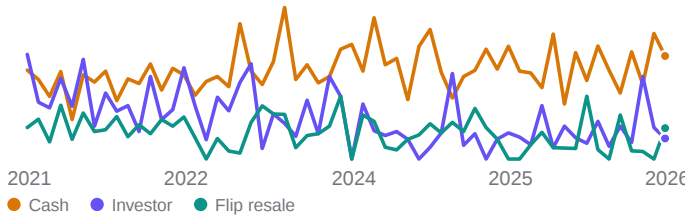
3.6%



## BUYERS & OUTCOMES

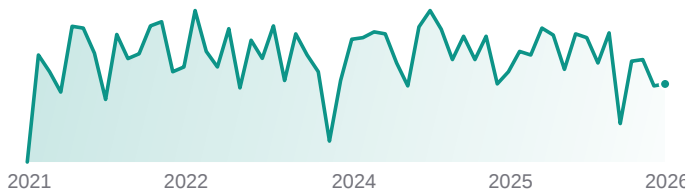
### Buyer mix

Cash 31% · Investor 6.3% · Flip resale 9.4%



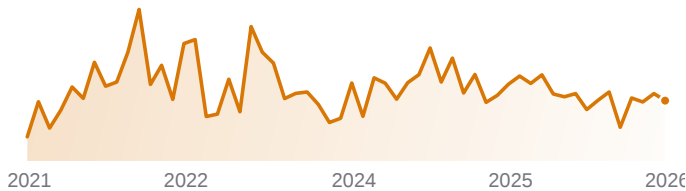
### Sellers who sold at a gain

85%



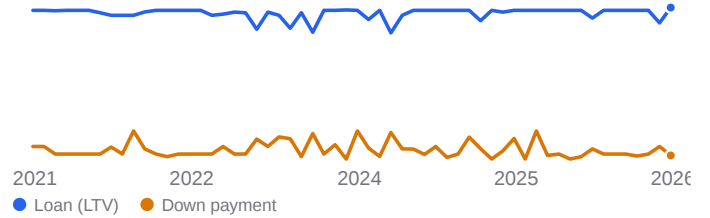
### Median annualized return at resale

+4.9%



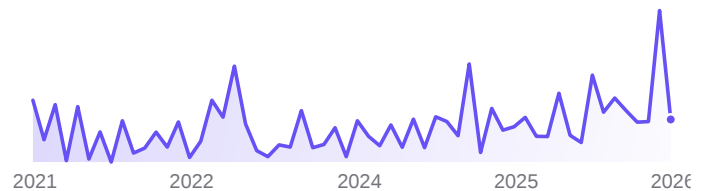
### Financing (share of purchase price)

Loan (LTV) 100% · Down payment 4.1%



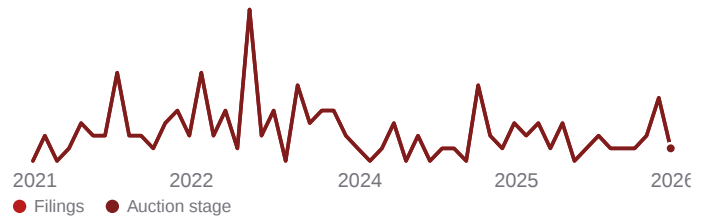
### Typical hold before selling

5.3 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,586    |
| Median value (AVM) | \$252K    |
| Median size        | 1,734 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1998      |
| Single family      | 86%       |
| Condos             | 1.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 45%  |
| Underwater (LTV 125% or more) | 1.7% |
| Owner occupied                | 81%  |
| Company owned                 | 15%  |
| Median loan-to-value          | 55%  |

Typical ownership tenure

**10.2 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>29,150</b>               |
| Density                          | <b>111 / mi<sup>2</sup></b> |
| Median household income          | <b>\$81K</b>                |
| Average household income         | <b>\$100K</b>               |
| Crime index (US avg 100)         | <b>100</b>                  |
| Air pollution index (US avg 100) | <b>78</b>                   |
| Earthquake index (US avg 100)    | <b>30</b>                   |
| Homes occupied                   | <b>93%</b>                  |
| Bachelor's or higher             | <b>20%</b>                  |
| Poverty rate                     | <b>6.9%</b>                 |
| Unemployment                     | <b>0.9%</b>                 |
| Average temp                     | <b>66°F</b>                 |
| Annual precip                    | <b>51 in</b>                |
| Sunshine                         | <b>61%</b>                  |

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.