

# Leslie 31764

ZIP code · GA · Georgia > Sumter County > Leslie

BALANCED MARKET

**\$550K**

MEDIAN SALE PRICE

**+440.6%**

1-YR CHANGE

**20**

SALES (12 MO)

**\$113K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

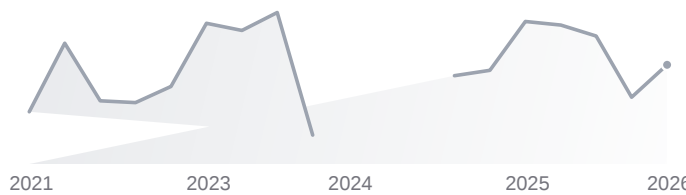
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

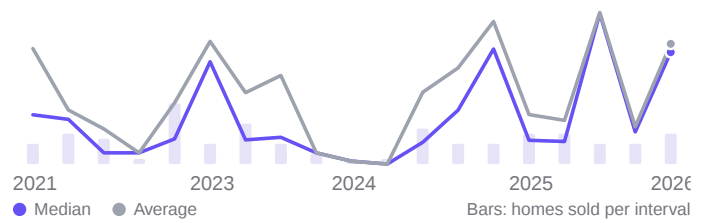
Market temperature (0–100)

58 / 100



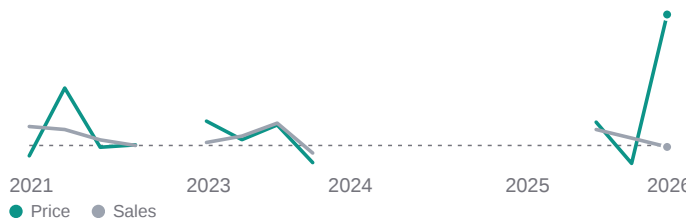
Sale prices

Median \$355K · Average \$380K



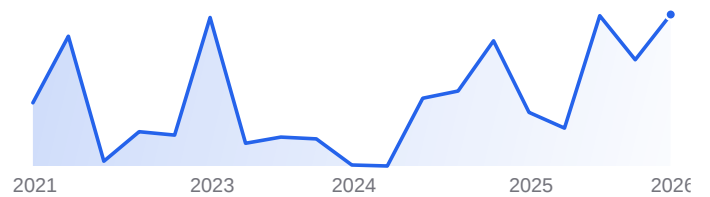
Growth (year over year)

Price +440.6% · Sales -4.8%



Price per square foot

\$191/ft²



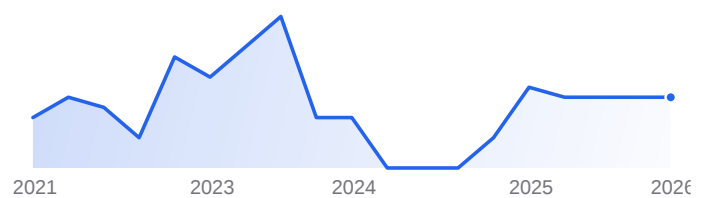
Sale premium vs estimated value

+472.1%



Annual turnover (share of homes sold)

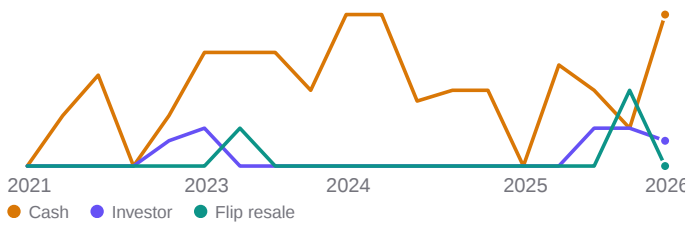
3.4%



## BUYERS & OUTCOMES

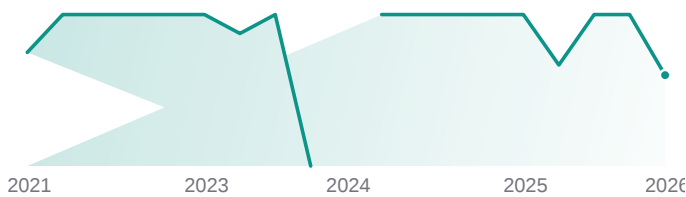
### Buyer mix

Cash 100% · Investor 17% · Flip resale 0%



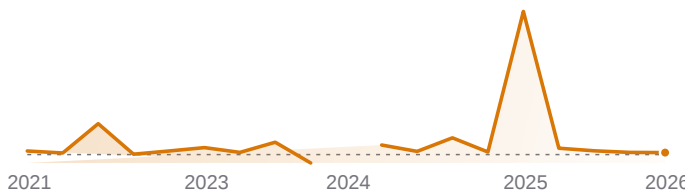
### Sellers who sold at a gain

60%

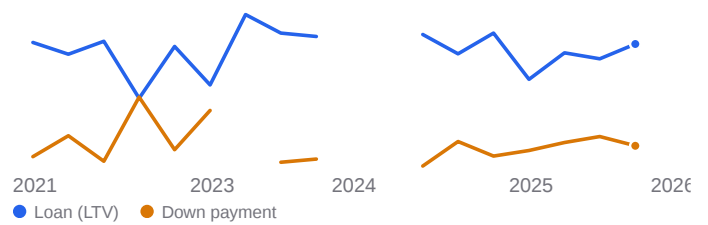


### Median annualized return at resale

+3.7%

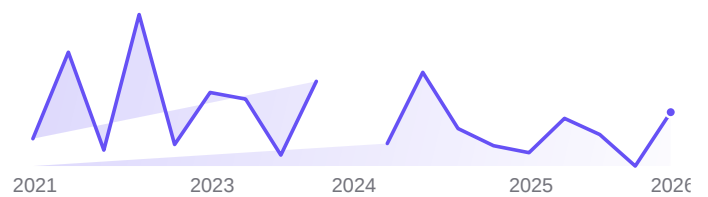


### Financing (share of purchase price) Loan (LTV) 88% · Down payment 16%



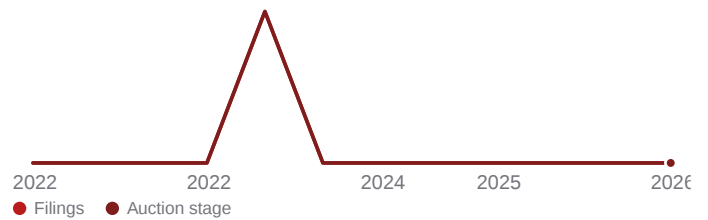
### Typical hold before selling

6.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 593       |
| Median value (AVM) | \$113K    |
| Median size        | 1,512 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1984      |
| Single family      | 66%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 75%      |
| Underwater (LTV 125% or more) | 2.8%     |
| Owner occupied                | 73%      |
| Company owned                 | 15%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 14.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,466    |
| Density                          | 18 / mi² |
| Median household income          | \$45K    |
| Average household income         | \$69K    |
| Crime index (US avg 100)         | 136      |
| Air pollution index (US avg 100) | 76       |
| Earthquake index (US avg 100)    | 32       |
| Homes occupied                   | 73%      |
| Bachelor's or higher             | 20%      |
| Poverty rate                     | 25.0%    |
| Unemployment                     | 1.2%     |
| 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.