

Plains 31780

ZIP code · GA · Georgia > Sumter County > Plains

SELLER'S MARKET

\$96K

MEDIAN SALE PRICE

18

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100

Buyer's market

Balanced

Seller's market

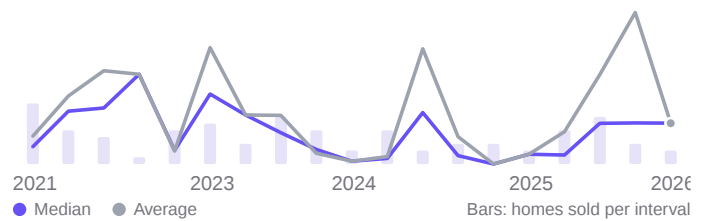
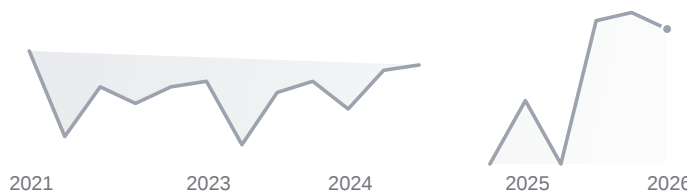
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$128K · Average \$128K

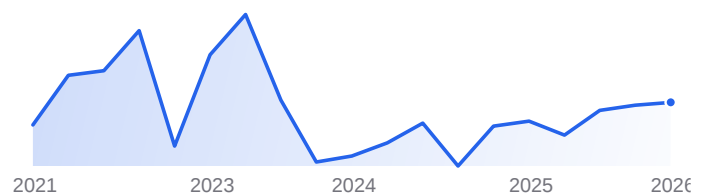
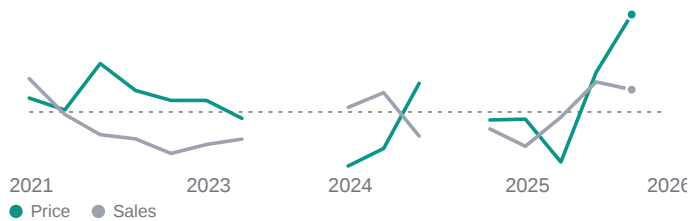


Growth (year over year)

Price +134.6% · Sales +30.8%

Price per square foot

\$71/ft²



Sale premium vs estimated value

+15.1%

Annual turnover (share of homes sold)

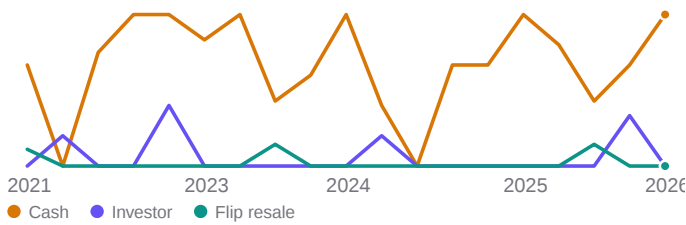
2.3%



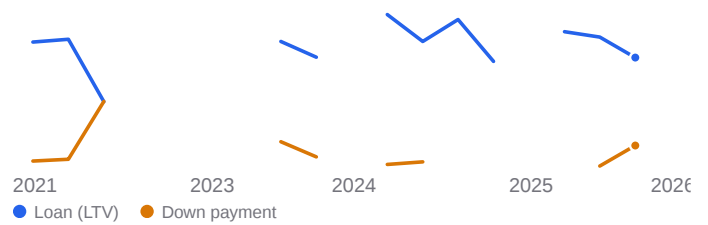
BUYERS & OUTCOMES

Buyer mix

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

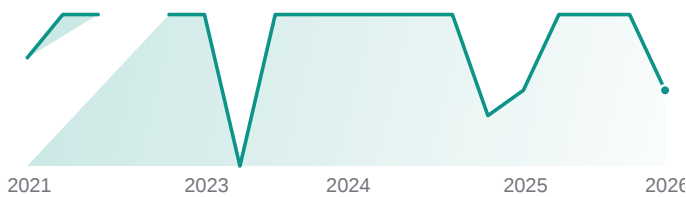


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



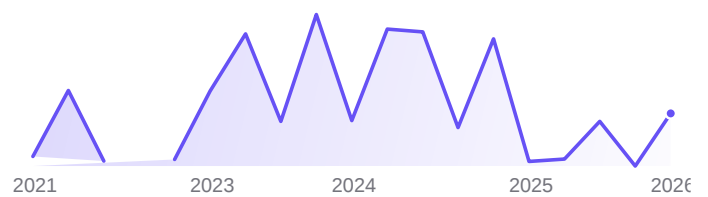
Sellers who sold at a gain

50%



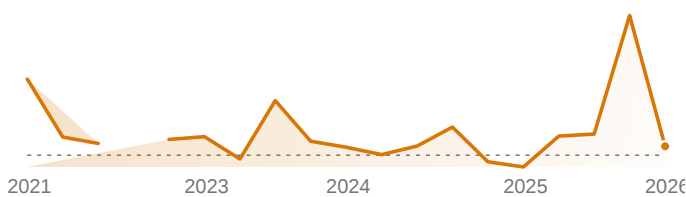
Typical hold before selling

7.4 yrs



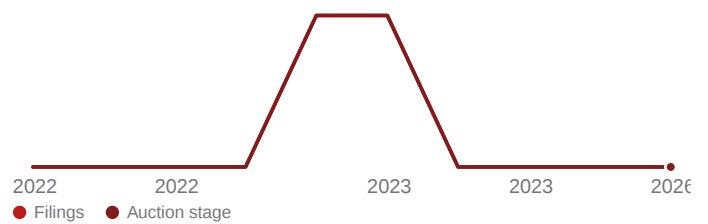
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	799
Median value (AVM)	\$100K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1978
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	9.3%
Median loan-to-value	0%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	1,863
Density	22 / mi²
Median household income	\$50K
Average household income	\$65K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	33
Homes occupied	83%
Bachelor's or higher	10%
Poverty rate	20.9%
Unemployment	1.4%
Average temp	65°F
Annual precip	50 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.