

Smithville 31787

ZIP code · GA · Georgia · Lee County · Smithville

BUYER'S MARKET

\$58K

MEDIAN SALE PRICE

-81.6%

1-YR CHANGE

17

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



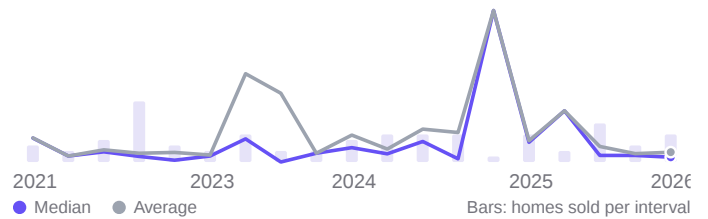
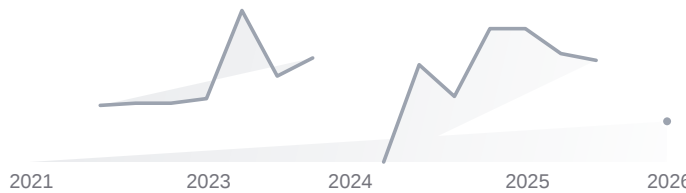
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$65K · Average \$119K

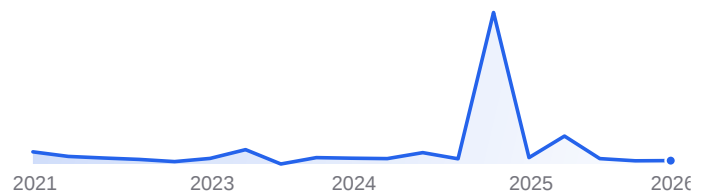
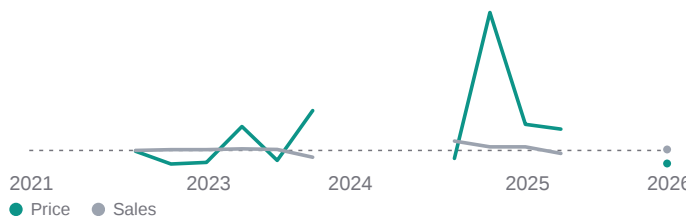


Growth (year over year)

Price -81.6% · Sales +6.3%

Price per square foot

\$41/ft²



Sale premium vs estimated value

-18.3%

Annual turnover (share of homes sold)

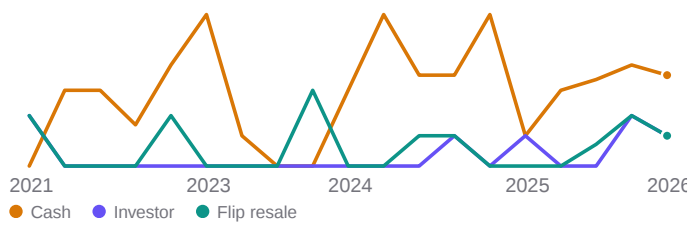
2.3%



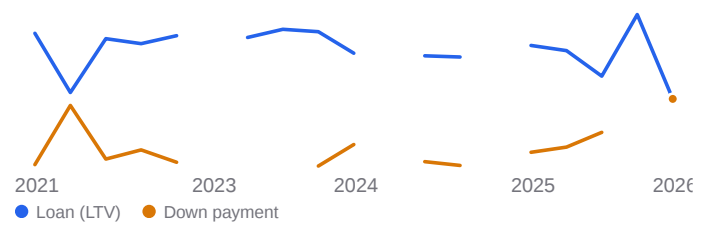
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 20% · Flip resale 20%

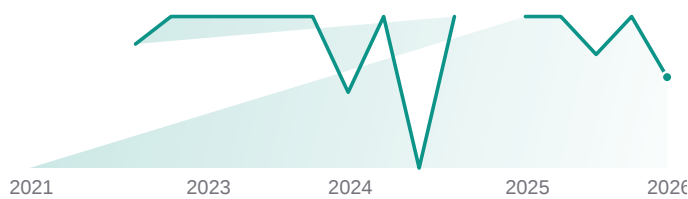


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



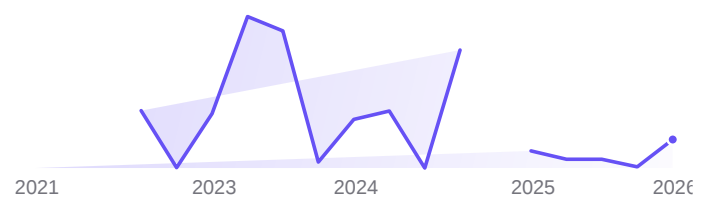
Sellers who sold at a gain

60%



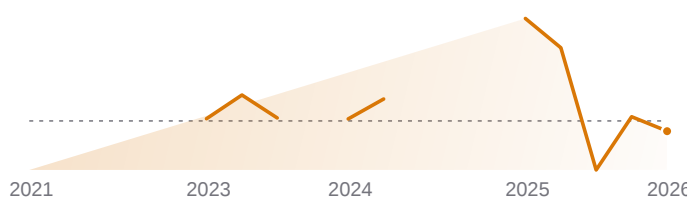
Typical hold before selling

3.6 yrs



Median annualized return at resale

-6.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	744
Median value (AVM)	\$132K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1984
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.9%
Owner occupied	72%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	1,425
Density	17 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	27
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	11.7%
Unemployment	1.1%
Average temp	66°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.