

Bluffton 39824

ZIP code · GA · Georgia · Clay County · Bluffton

\$98K

MEDIAN SALE PRICE

4

SALES (12 MO)

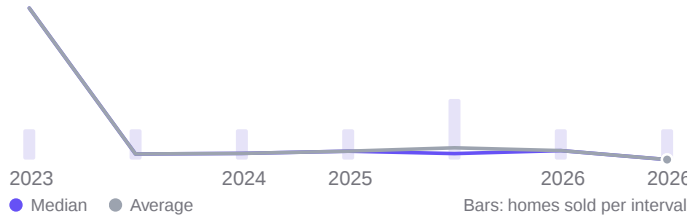
\$113K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

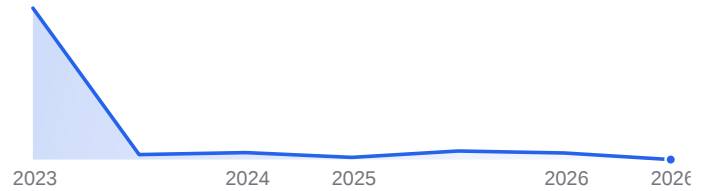
Sale prices

Median \$45K · Average \$45K



Price per square foot

\$39/ft²



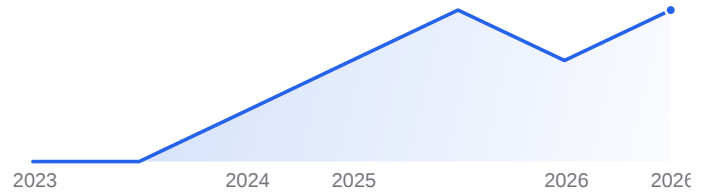
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

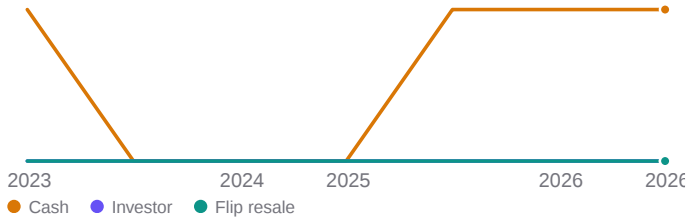
2.5%



BUYERS & OUTCOMES

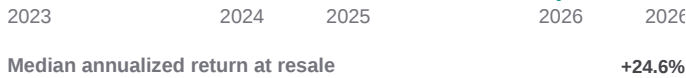
Buyer mix

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

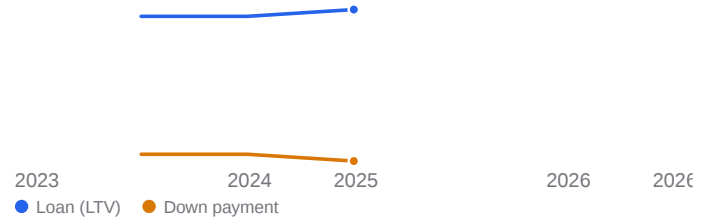


Sellers who sold at a gain

100%

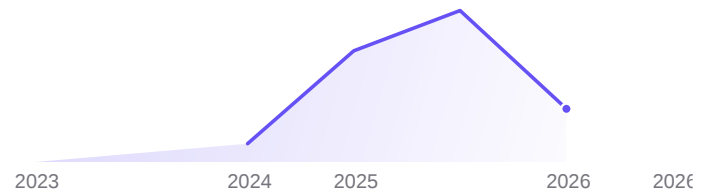


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.8%



Typical hold before selling

6.0 yrs



HOUSING STOCK

Homes	159
Median value (AVM)	\$113K
Median size	1,384 ft ²
Median bedrooms	3
Median year built	1990
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.9%
Owner occupied	73%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	357
Density	9 / mi²
Median household income	\$52K
Average household income	\$64K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	27
Homes occupied	79%
Bachelor's or higher	18%
Poverty rate	20.9%
Unemployment	1.4%
Average temp	66°F
Annual precip	54 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.