

Appling County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$134K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

147

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



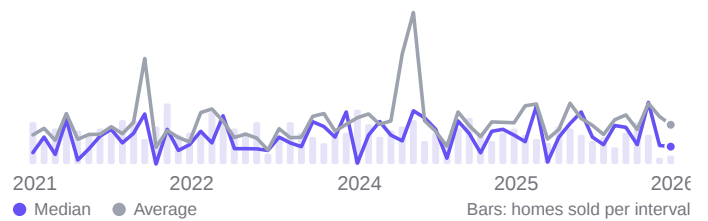
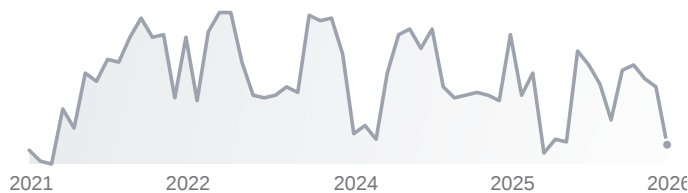
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$95K · Average \$152K

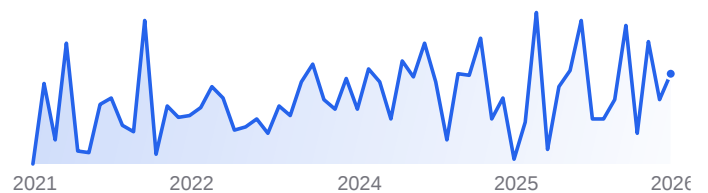
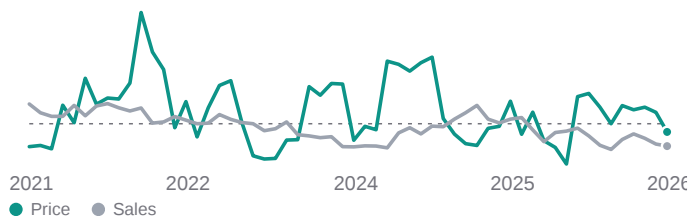


Growth (year over year)

Price -6.9% · Sales -18.8%

Price per square foot

\$97/ft²

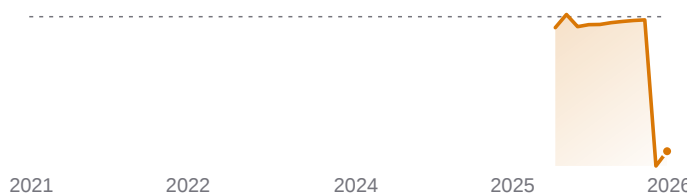


Sale premium vs estimated value

-57.0%

Annual turnover (share of homes sold)

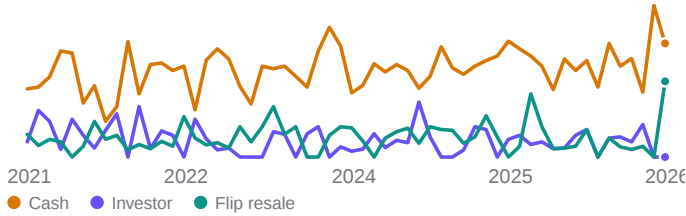
1.9%



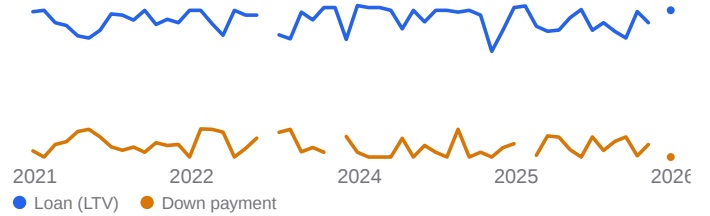
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 50%

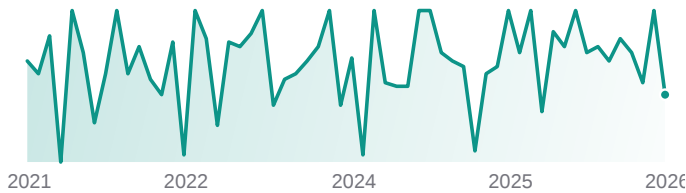


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



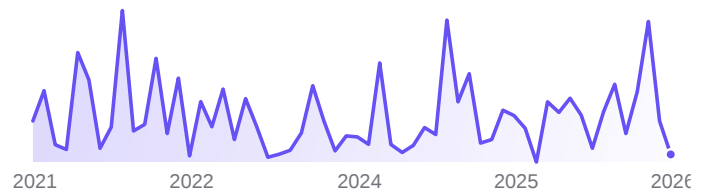
Sellers who sold at a gain

67%



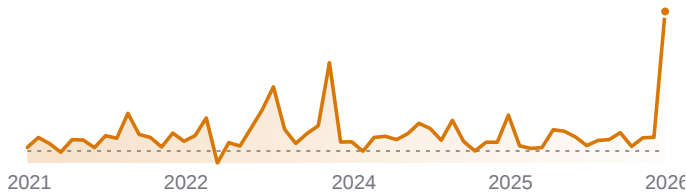
Typical hold before selling

1.0 yrs



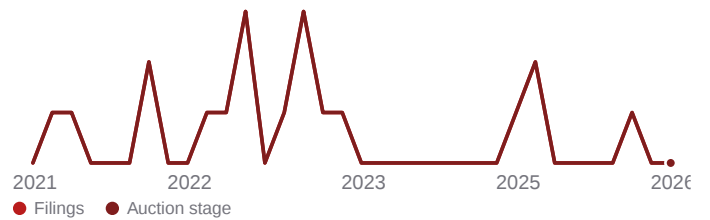
Median annualized return at resale

+70.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,869
Median value (AVM)	\$148K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1985
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.3%
Owner occupied	70%
Company owned	7.9%
Median loan-to-value	0%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	18,768
Density	37 / mi²
Median household income	\$48K
Average household income	\$65K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	44
Homes occupied	86%
Bachelor's or higher	6%
Poverty rate	19.3%
Unemployment	1.0%
Average temp	66°F
Annual precip	48 in
Sunshine	66%

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.