

Bacon County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$65K

MEDIAN SALE PRICE

-69.2%

1-YR CHANGE

77

SALES (12 MO)

\$144K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



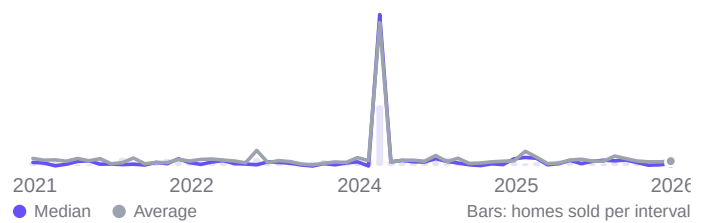
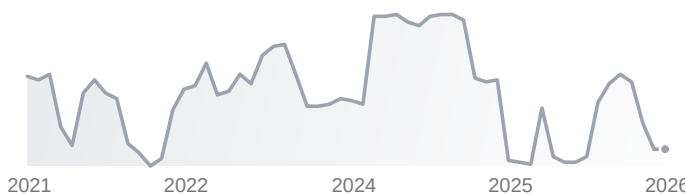
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

13 / 100

Sale prices

Median \$85K · Average \$144K

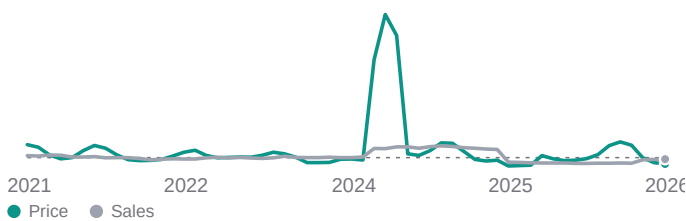


Growth (year over year)

Price -69.2% · Sales -17.2%

Price per square foot

\$70/ft²

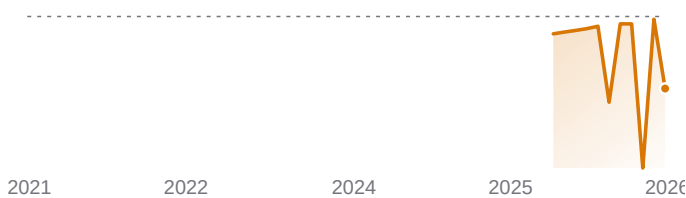


Sale premium vs estimated value

-23.5%

Annual turnover (share of homes sold)

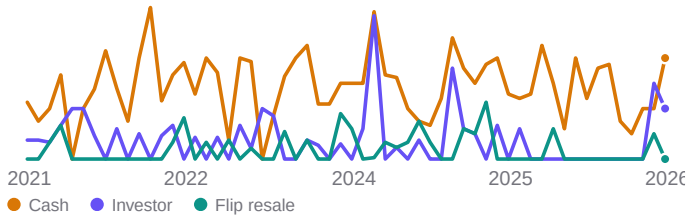
1.9%



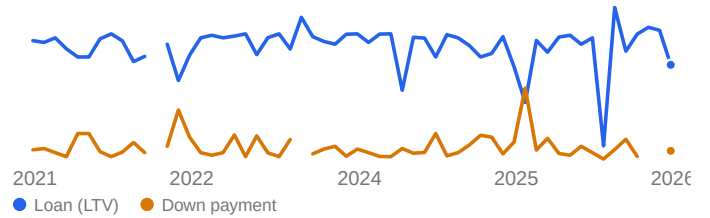
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

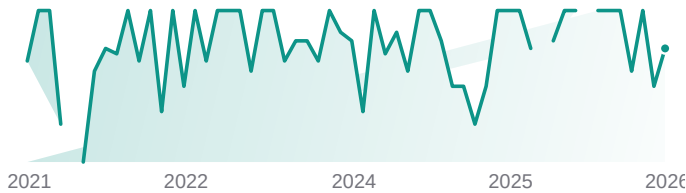


Financing (share of purchase price) Loan (LTV) 74% · Down payment 6.4%



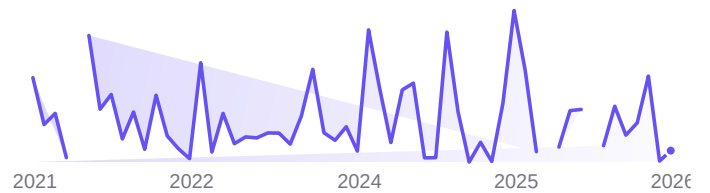
Sellers who sold at a gain

75%



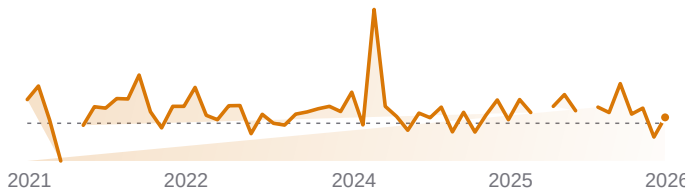
Typical hold before selling

1.5 yrs



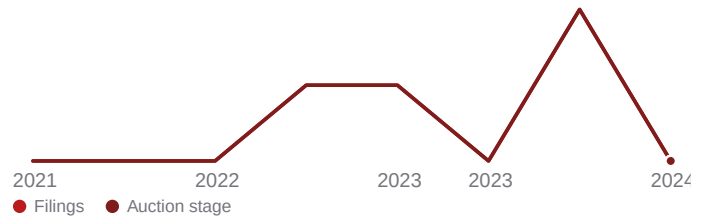
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,086
Median value (AVM)	\$144K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1977
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.6%
Owner occupied	73%
Company owned	9.2%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	11,059
Density	39 / mi²
Median household income	\$47K
Average household income	\$64K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	34
Homes occupied	90%
Bachelor's or higher	6%
Poverty rate	14.7%
Unemployment	1.0%
Average temp	66°F
Annual precip	50 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.