

Baker County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$57K

MEDIAN SALE PRICE

-95.8%

1-YR CHANGE

19

SALES (12 MO)

\$83K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



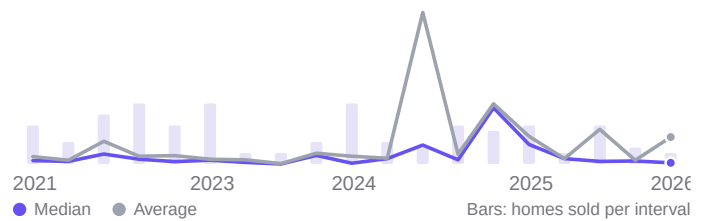
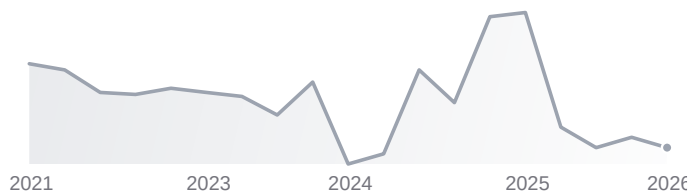
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$38K · Average \$594K

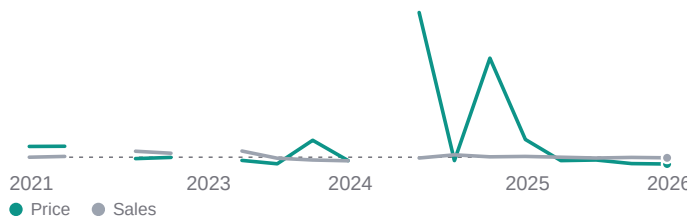


Growth (year over year)

Price -95.8% · Sales -9.5%

Price per square foot

\$21/ft²

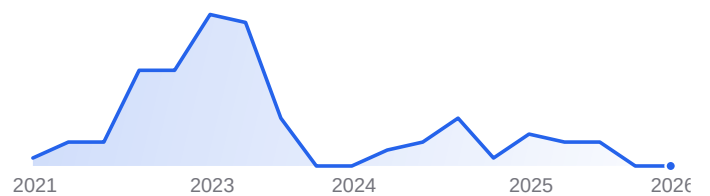
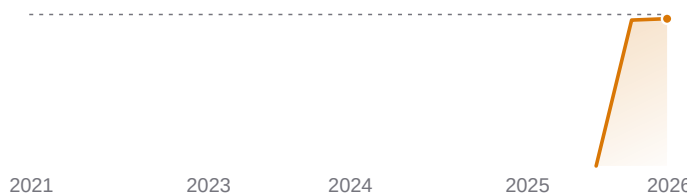


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

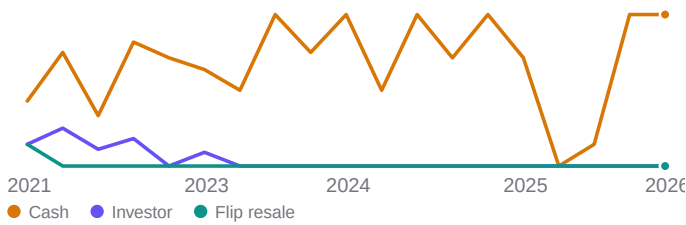
1.3%



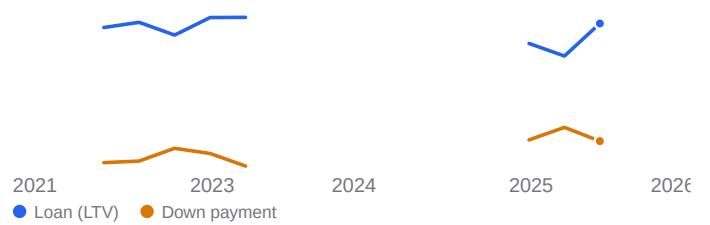
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 94% · Down payment 18%



Sellers who sold at a gain

100%



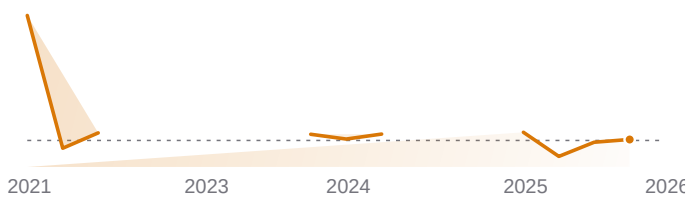
Typical hold before selling

12.1 yrs



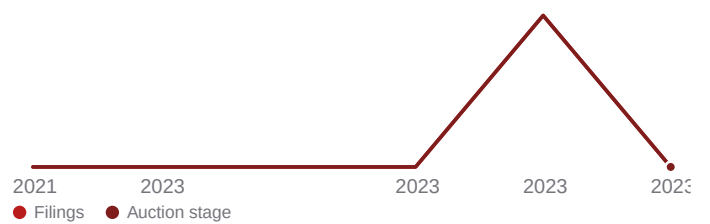
Median annualized return at resale

+1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,449
Median value (AVM)	\$83K
Median size	1,431 ft²
Median bedrooms	3
Median year built	1978
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	4.8%
Owner occupied	63%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	2,737
Density	8 / mi²
Median household income	\$45K
Average household income	\$64K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	27
Homes occupied	83%
Bachelor's or higher	13%
Poverty rate	18.6%
Unemployment	1.1%
Average temp	67°F
Annual precip	53 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.