

Baldwin County, GA

County · GA · Georgia

BUYER'S MARKET

\$212K

MEDIAN SALE PRICE

-12.7%

1-YR CHANGE

547

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



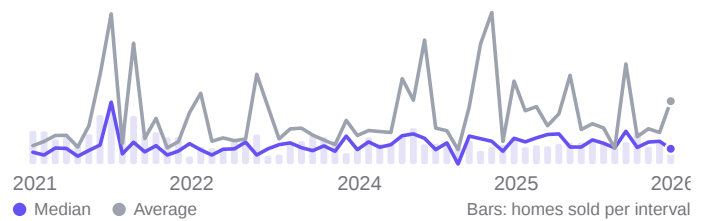
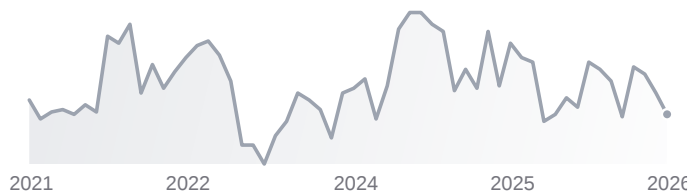
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$181K · Average \$496K

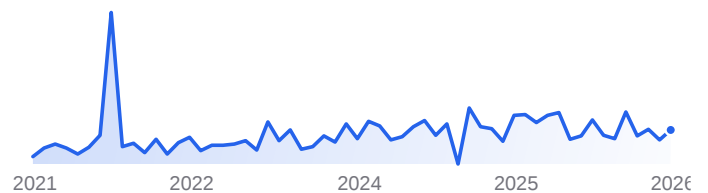
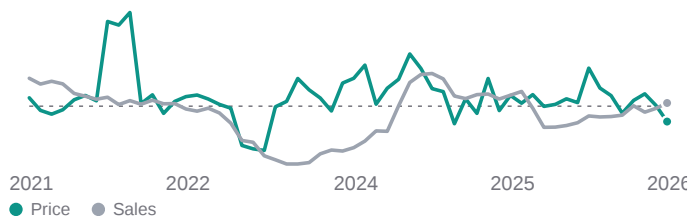


Growth (year over year)

Price -12.7% · Sales +2.6%

Price per square foot

\$129/ft²

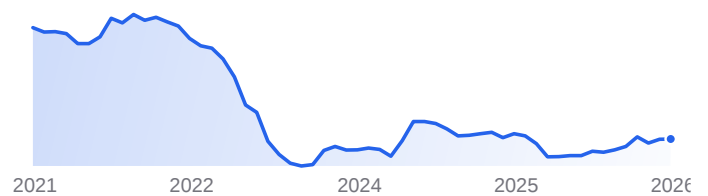
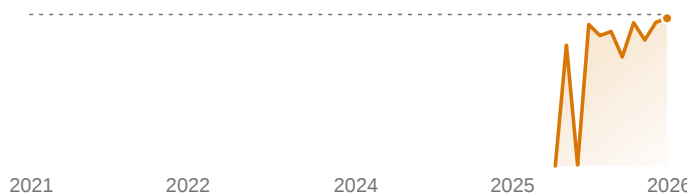


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

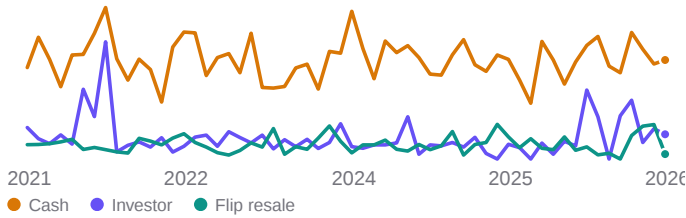
3.0%



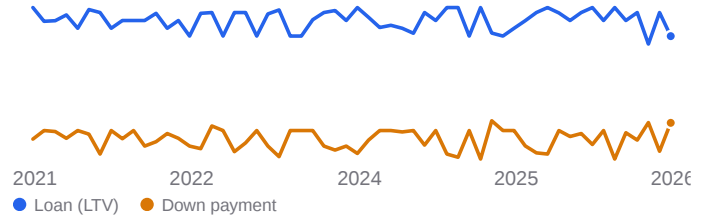
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 12% · Flip resale 2.4%

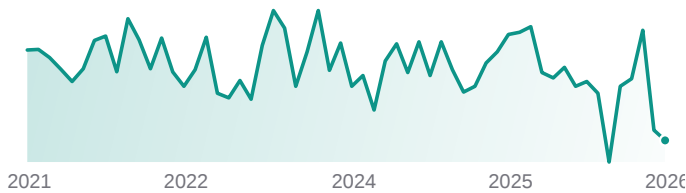


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



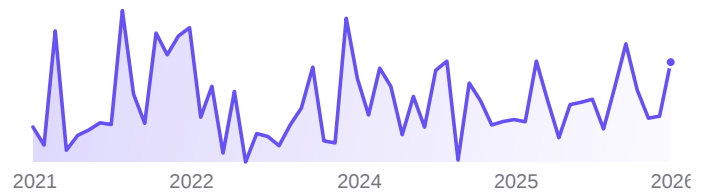
Sellers who sold at a gain

71%



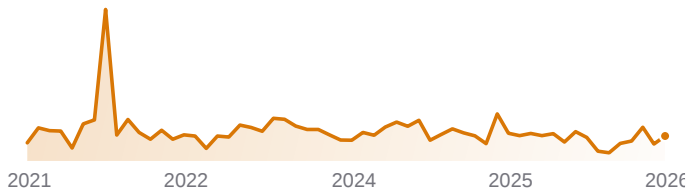
Typical hold before selling

6.0 yrs



Median annualized return at resale

+8.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	18,291
Median value (AVM)	\$214K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1986
Single family	68%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.7%
Owner occupied	62%
Company owned	15%
Median loan-to-value	29%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	43,957
Density	170 / mi²
Median household income	\$58K
Average household income	\$82K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	57
Homes occupied	78%
Bachelor's or higher	12%
Poverty rate	19.8%
Unemployment	0.8%
Average temp	64°F
Annual precip	47 in
Sunshine	61%

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.