

Berrien County, GA

County · GA · Georgia

BALANCED MARKET

\$163K

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

199

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



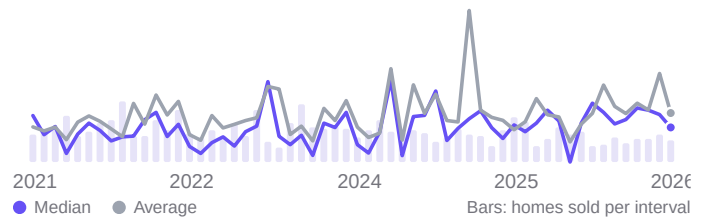
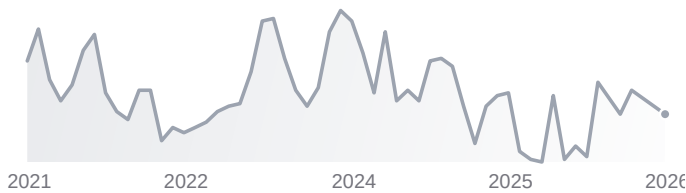
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$140K · Average \$173K

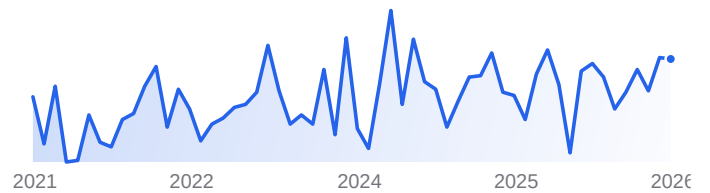
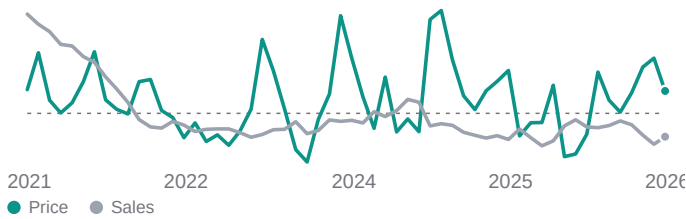


Growth (year over year)

Price +15.0% · Sales -15.7%

Price per square foot

\$121/ft²

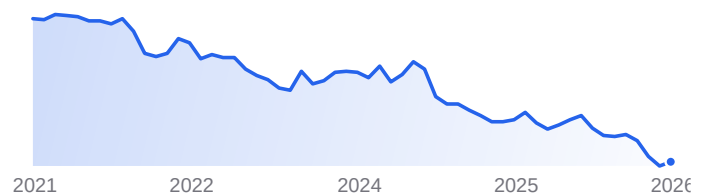
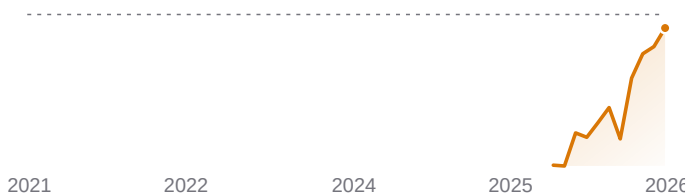


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

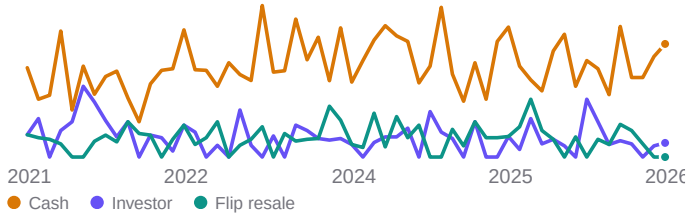
3.0%



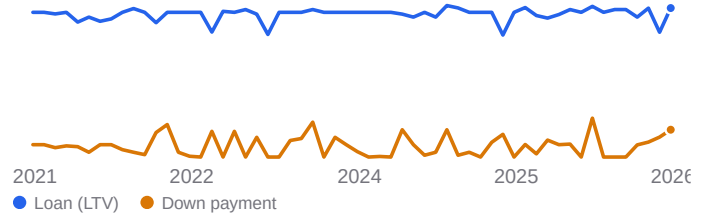
BUYERS & OUTCOMES

Buyer mix

Cash 53% · Investor 6.7% · Flip resale 0%

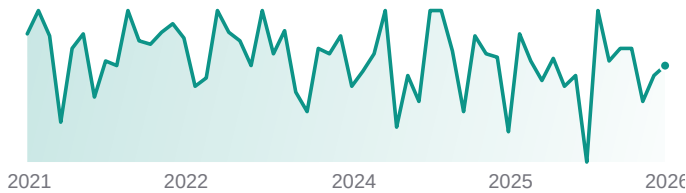


Financing (share of purchase price) Loan (LTV) 101% · Down payment 20%



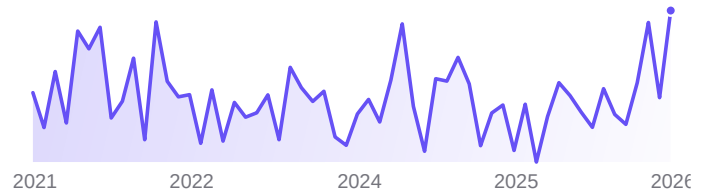
Sellers who sold at a gain

82%



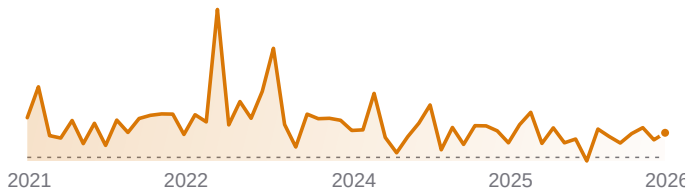
Typical hold before selling

8.6 yrs



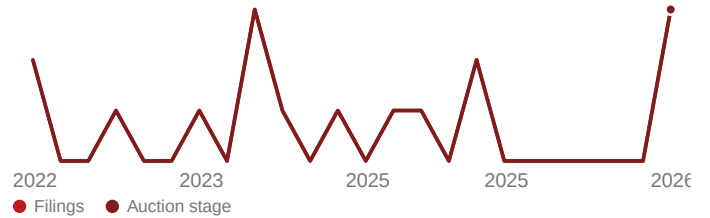
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	6,688
Median value (AVM)	\$147K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1983
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.1%
Owner occupied	78%
Company owned	9.3%
Median loan-to-value	19%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	18,844
Density	42 / mi²
Median household income	\$51K
Average household income	\$66K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	27.2%
Unemployment	1.3%
Average temp	67°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.