

Bleckley County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$144K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

117

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



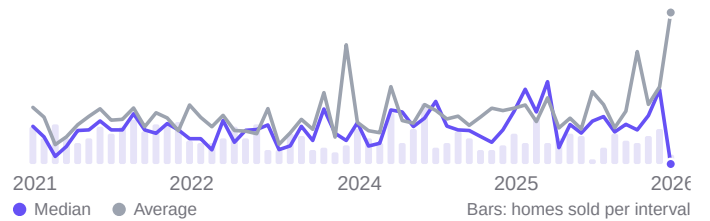
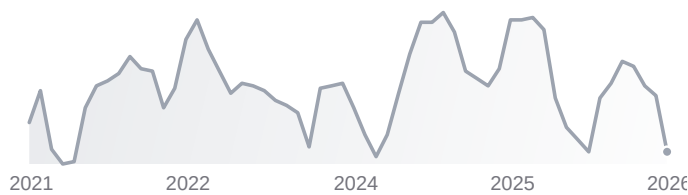
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$29K · Average \$455K

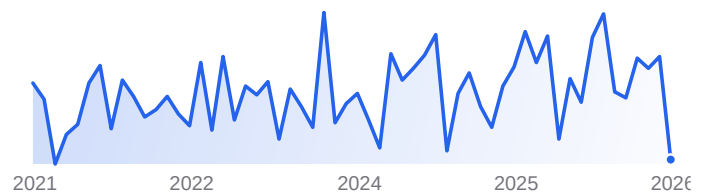
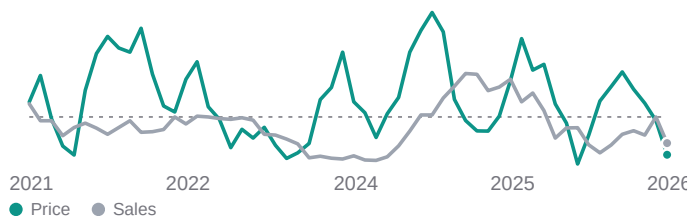


Growth (year over year)

Price -27.1% · Sales -18.8%

Price per square foot

\$41/ft²

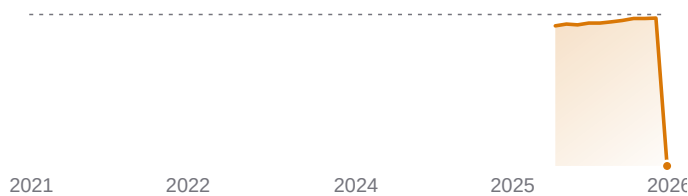


Sale premium vs estimated value

-48.6%

Annual turnover (share of homes sold)

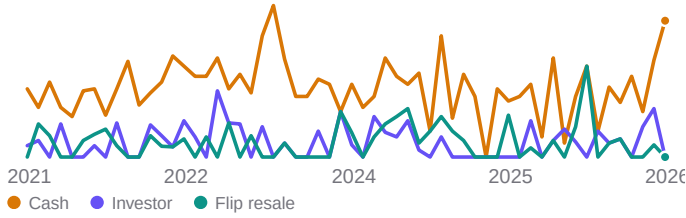
2.5%



BUYERS & OUTCOMES

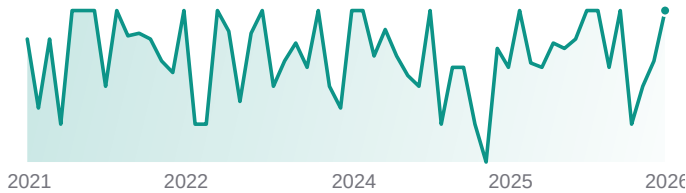
Buyer mix

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



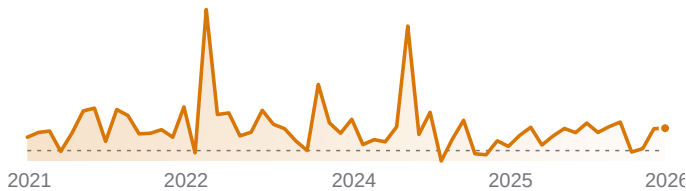
Sellers who sold at a gain

100%



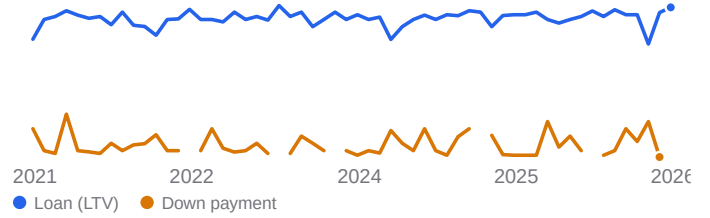
Median annualized return at resale

+8.6%



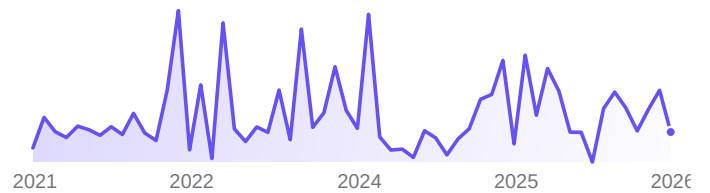
Financing (share of purchase price)

Loan (LTV) 103% · Down payment 0.6%



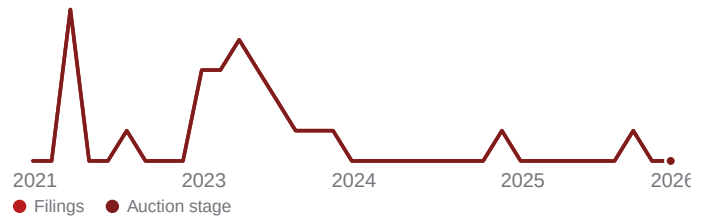
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,649
Median value (AVM)	\$171K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1976
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	75%
Company owned	9.1%
Median loan-to-value	20%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	12,788
Density	59 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	41
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	14.2%
Unemployment	1.1%
Average temp	65°F
Annual precip	47 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.