

Burke County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$196K

MEDIAN SALE PRICE

-10.4%

1-YR CHANGE

176

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



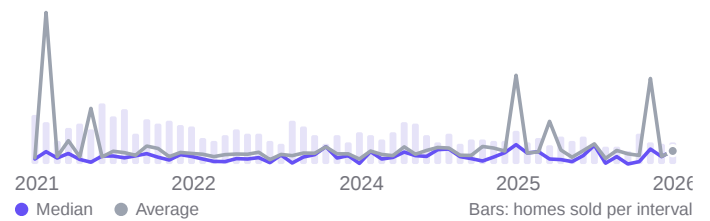
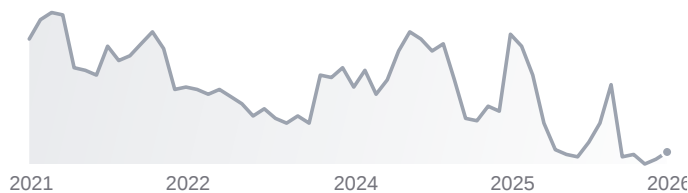
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$212K · Average \$206K

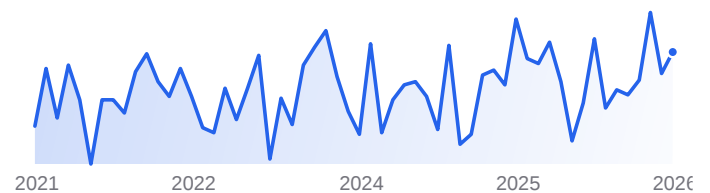
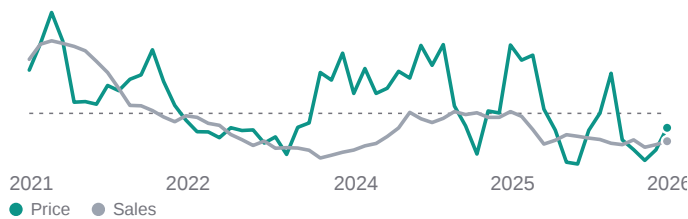


Growth (year over year)

Price -10.4% · Sales -20.0%

Price per square foot

\$122/ft²

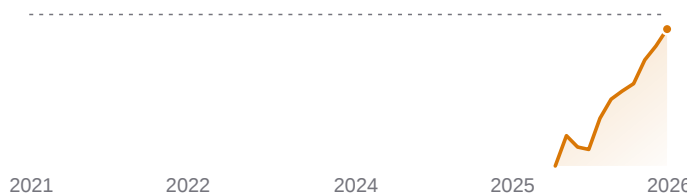


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

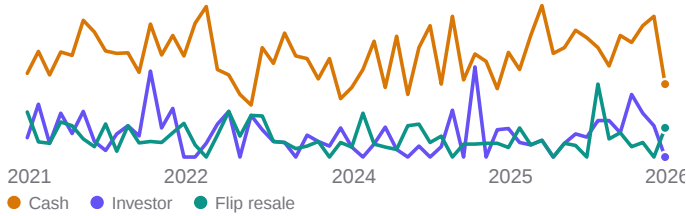
1.9%



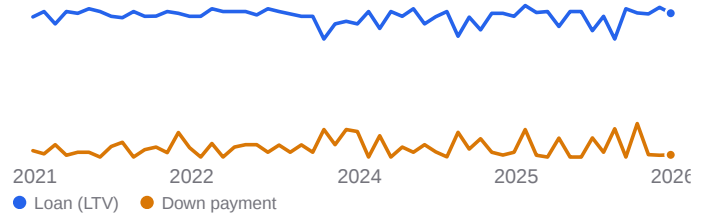
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 13%

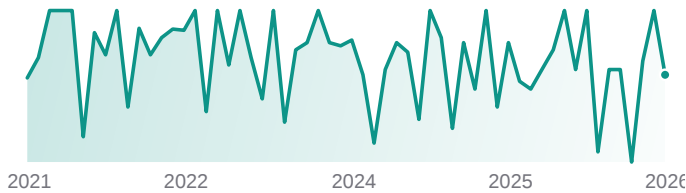


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



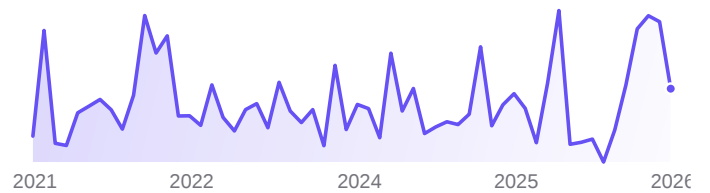
Sellers who sold at a gain

82%



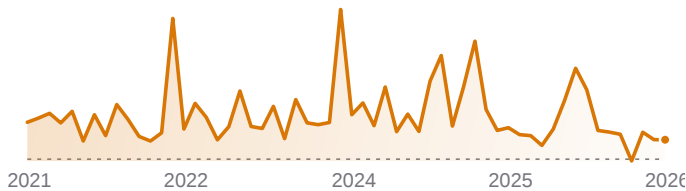
Typical hold before selling

5.2 yrs



Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,213
Median value (AVM)	\$135K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1985
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.7%
Owner occupied	71%
Company owned	9.1%
Median loan-to-value	14%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	24,555
Density	30 / mi²
Median household income	\$57K
Average household income	\$80K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	82
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	19.4%
Unemployment	1.5%
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.