

Camden County, GA

County · GA · Georgia

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

1,004

SALES (12 MO)

\$293K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



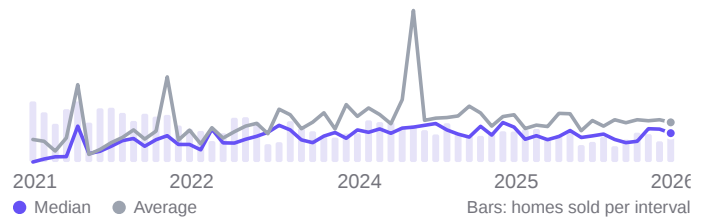
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$298K · Average \$328K

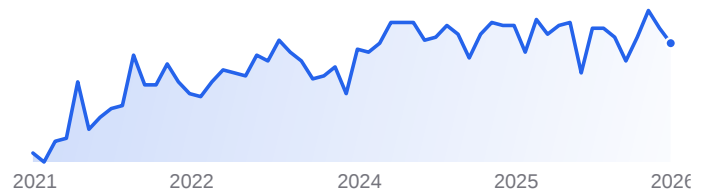
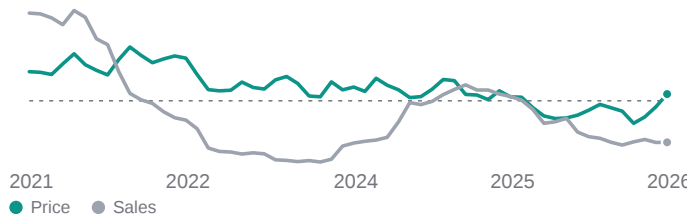


Growth (year over year)

Price +3.5% · Sales -22.2%

Price per square foot

\$173/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

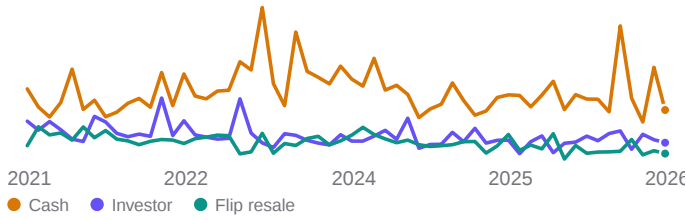
4.6%



BUYERS & OUTCOMES

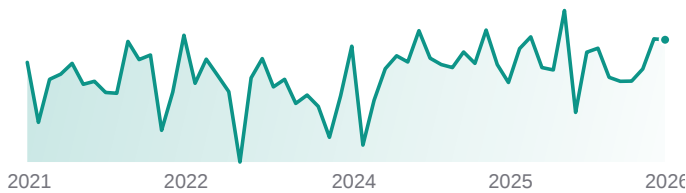
Buyer mix

Cash 25% · Investor 8.2% · Flip resale 2.7%



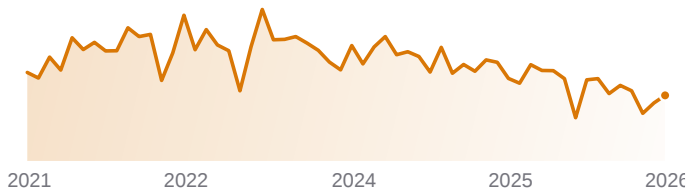
Sellers who sold at a gain

92%

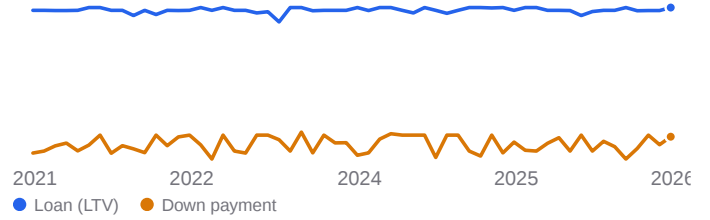


Median annualized return at resale

+5.2%

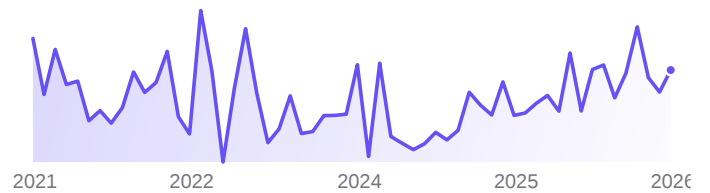


Financing (share of purchase price) Loan (LTV) 100% · Down payment 19%



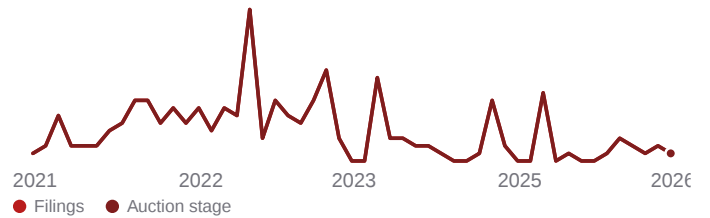
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	21,997
Median value (AVM)	\$293K
Median size	1,764 ft²
Median bedrooms	3
Median year built	1997
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.5%
Owner occupied	80%
Company owned	9.1%
Median loan-to-value	52%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	59,687
Density	95 / mi²
Median household income	\$70K
Average household income	\$86K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	15.0%
Unemployment	0.8%
Average temp	69°F
Annual precip	51 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.