

Candler County, GA

County · GA · Georgia

BUYER'S MARKET

\$192K

MEDIAN SALE PRICE

-10.0%

1-YR CHANGE

123

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



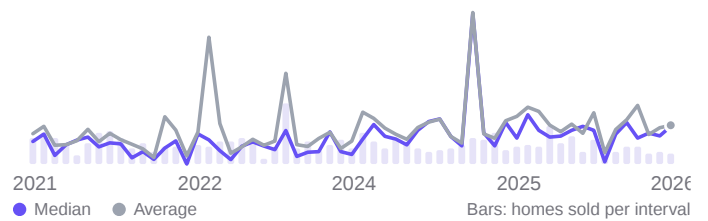
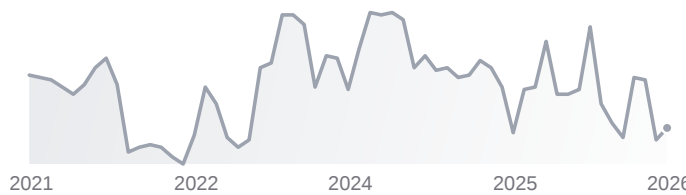
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$220K · Average \$226K

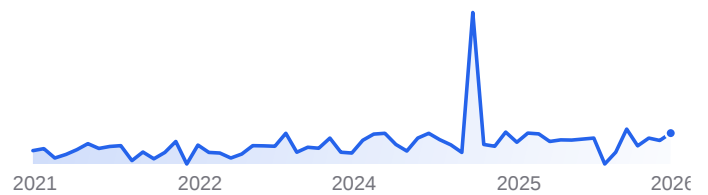
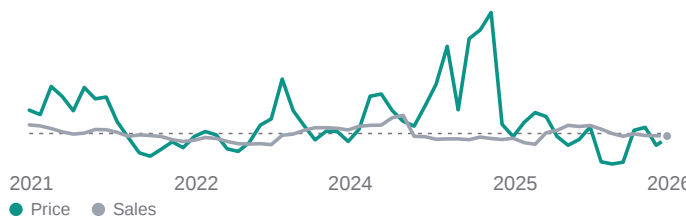


Growth (year over year)

Price -10.0% · Sales -5.4%

Price per square foot

\$148/ft²

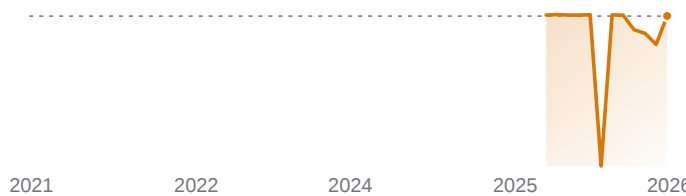


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

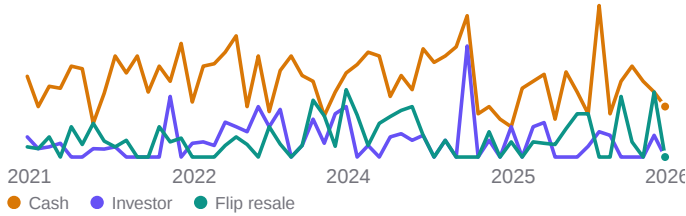
2.8%



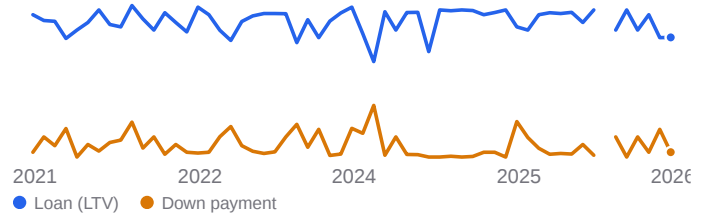
BUYERS & OUTCOMES

Buyer mix

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

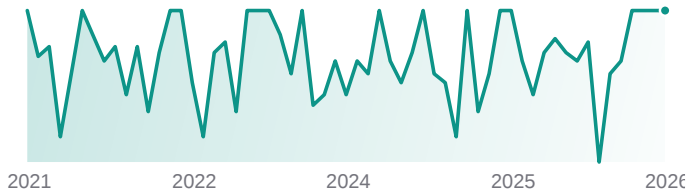


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



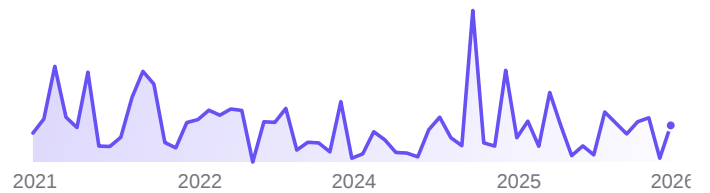
Sellers who sold at a gain

100%



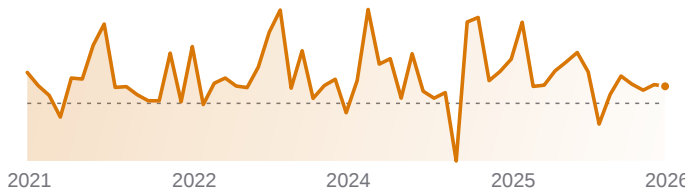
Typical hold before selling

3.7 yrs



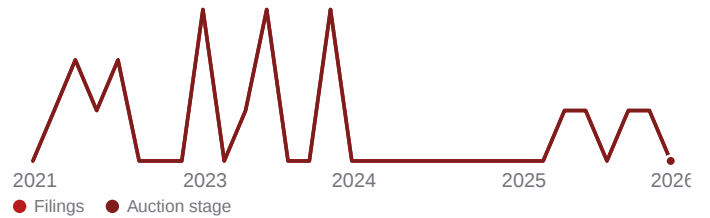
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,353
Median value (AVM)	\$193K
Median size	1,510 ft²
Median bedrooms	3
Median year built	1987
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.4%
Owner occupied	71%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	11,216
Density	46 / mi²
Median household income	\$47K
Average household income	\$67K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	61
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	13.7%
Unemployment	1.0%
Average temp	66°F
Annual precip	48 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.