

Chatham County, GA

County · GA · Georgia

BALANCED MARKET

\$343K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

4,958

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



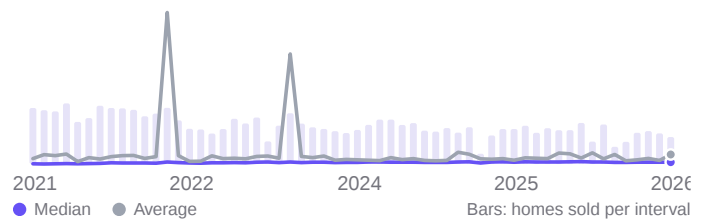
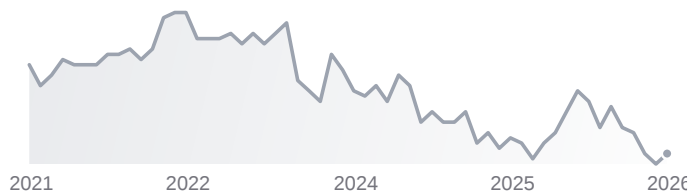
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$345K · Average \$710K

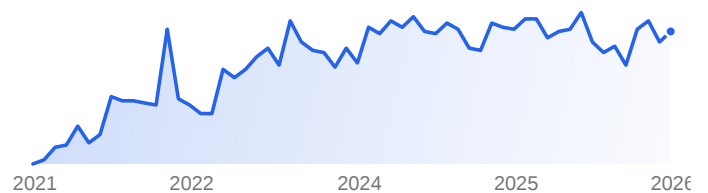
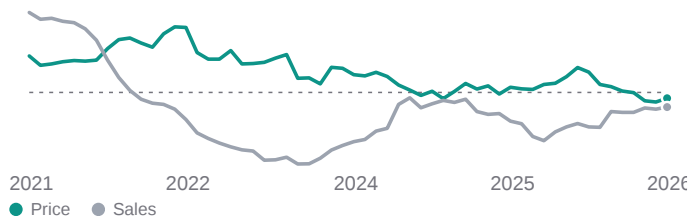


Growth (year over year)

Price -2.2% · Sales -5.5%

Price per square foot

\$211/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

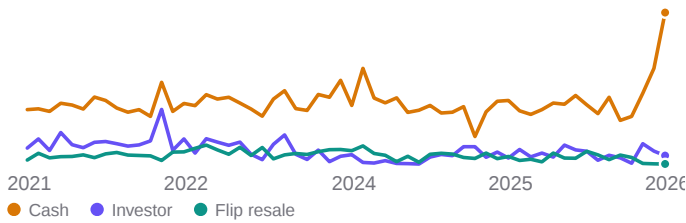
4.8%



BUYERS & OUTCOMES

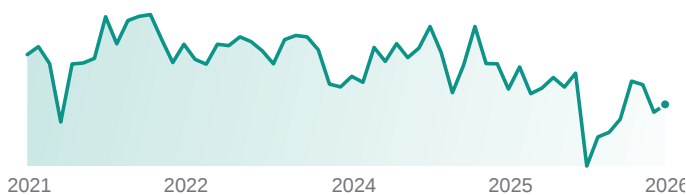
Buyer mix

Cash 80% · Investor 10% · Flip resale 6.0%



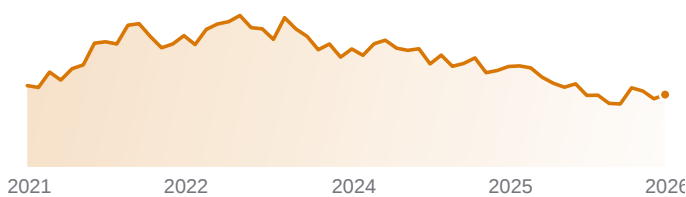
Sellers who sold at a gain

89%

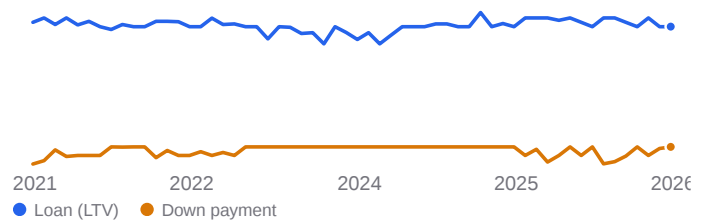


Median annualized return at resale

+6.1%

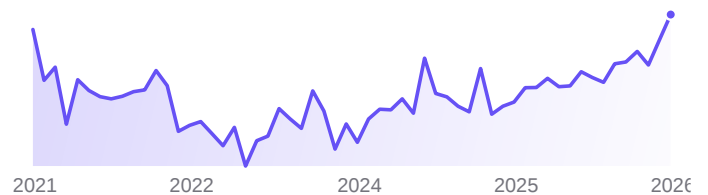


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



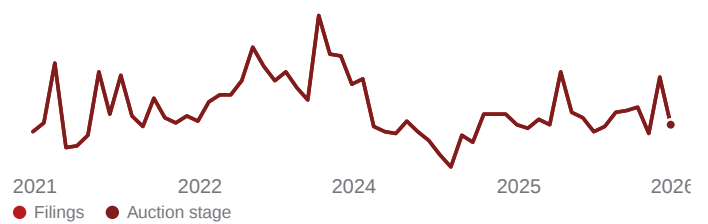
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 31 · Auction stage 31



HOUSING STOCK

Homes	102,374
Median value (AVM)	\$326K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1985
Single family	83%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	64%
Company owned	17%
Median loan-to-value	39%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	308,858
Density	713 / mi²
Median household income	\$69K
Average household income	\$95K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	79
Homes occupied	89%
Bachelor's or higher	21%
Poverty rate	12.8%
Unemployment	0.9%
Average temp	66°F
Annual precip	51 in
Sunshine	62%

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.