

Chattooga County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$134K

MEDIAN SALE PRICE

-22.0%

1-YR CHANGE

213

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



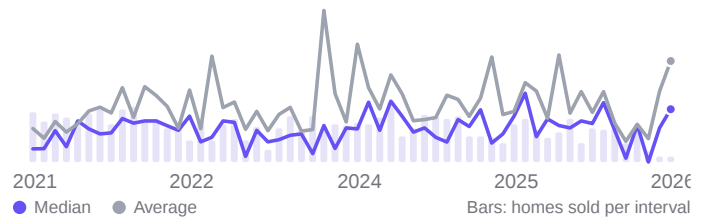
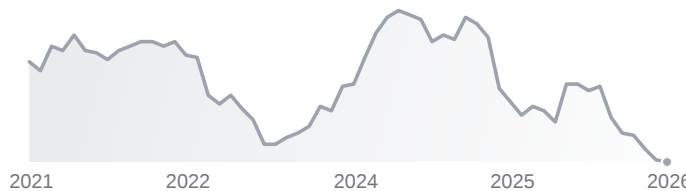
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$185K · Average \$288K

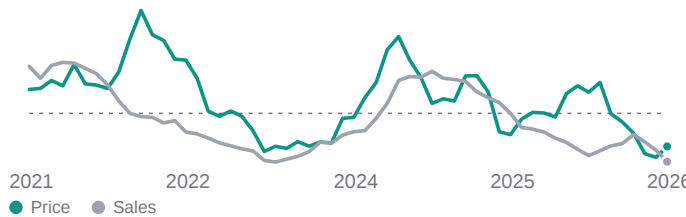


Growth (year over year)

Price -22.0% · Sales -32.2%

Price per square foot

\$150/ft²



Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

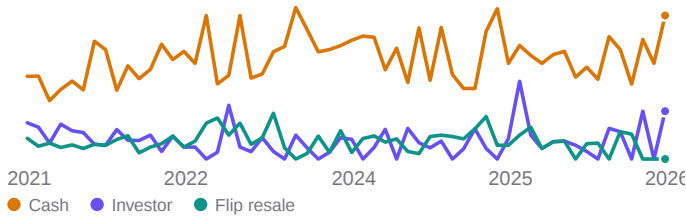
2.3%



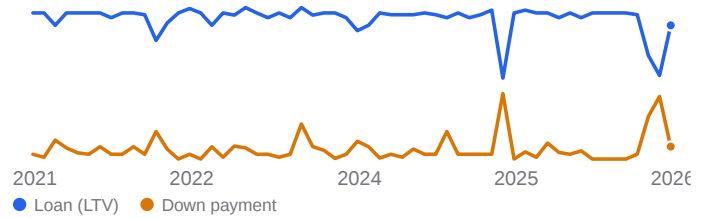
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 25% · Flip resale 0%

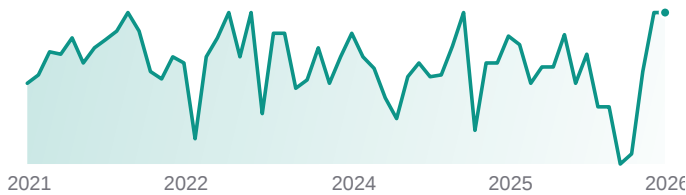


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



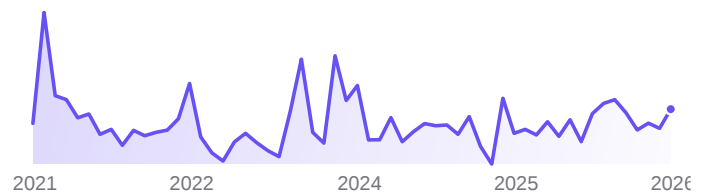
Sellers who sold at a gain

100%



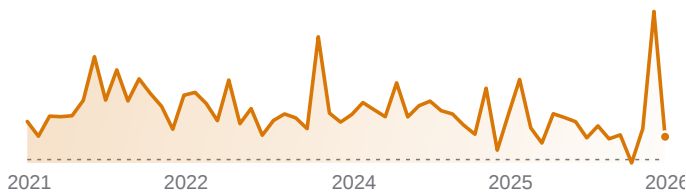
Typical hold before selling

5.3 yrs



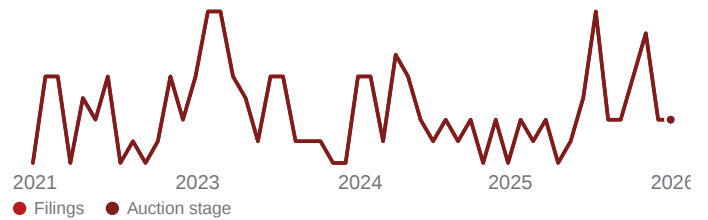
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,174
Median value (AVM)	\$161K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1972
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	5.5%
Median loan-to-value	15%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	25,530
Density	82 / mi²
Median household income	\$44K
Average household income	\$57K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	124
Homes occupied	89%
Bachelor's or higher	5%
Poverty rate	16.6%
Unemployment	1.0%
Average temp	60°F
Annual precip	56 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.