

Clinch County, GA

County · GA · Georgia

SELLER'S MARKET

\$72K

MEDIAN SALE PRICE

+25.3%

1-YR CHANGE

60

SALES (12 MO)

\$93K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



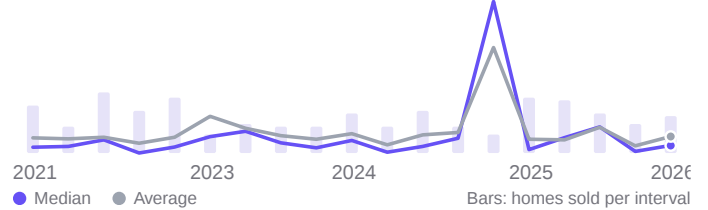
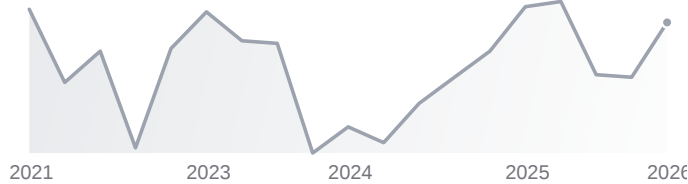
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$79K · Average \$126K

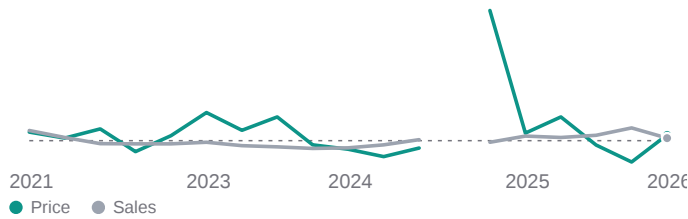


Growth (year over year)

Price +25.3% · Sales +11.1%

Price per square foot

\$64/ft²



Sale premium vs estimated value

+8.6%

Annual turnover (share of homes sold)

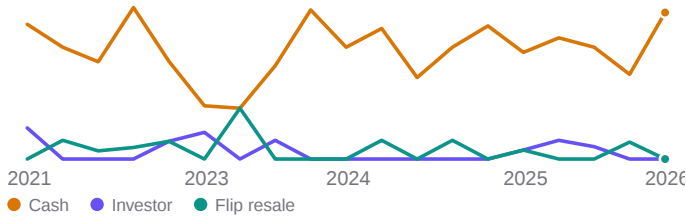
2.4%



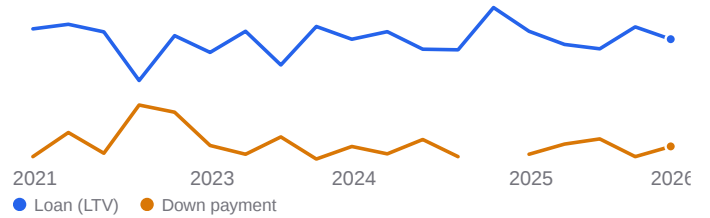
BUYERS & OUTCOMES

Buyer mix

Cash 79% · Investor 0% · Flip resale 0%

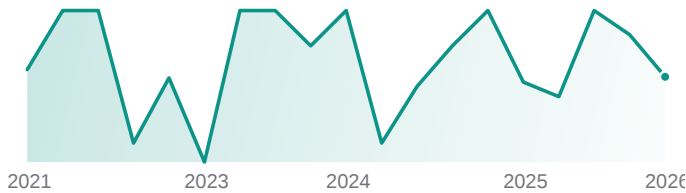


Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.5%



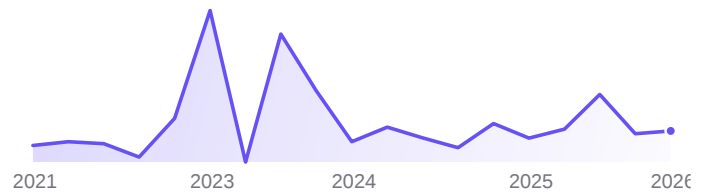
Sellers who sold at a gain

75%



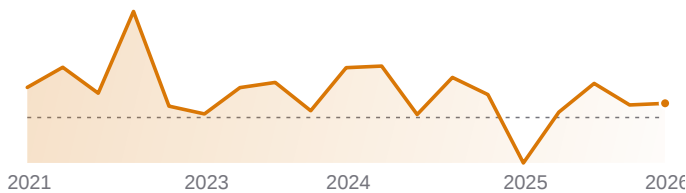
Typical hold before selling

4.6 yrs



Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,449
Median value (AVM)	\$93K
Median size	1,438 ft²
Median bedrooms	3
Median year built	1979
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.9%
Owner occupied	70%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	6,880
Density	8 / mi²
Median household income	\$48K
Average household income	\$55K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	30
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	37.2%
Unemployment	1.1%
Average temp	67°F
Annual precip	52 in
Sunshine	66%

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