

Cook County, GA

County · GA · Georgia

BUYER'S MARKET

\$152K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

192

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



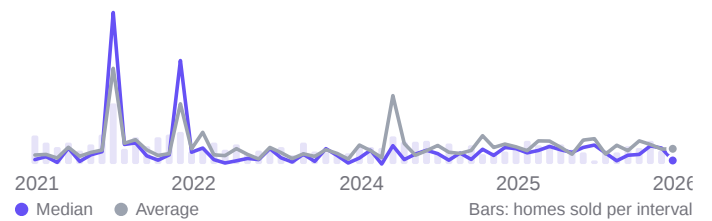
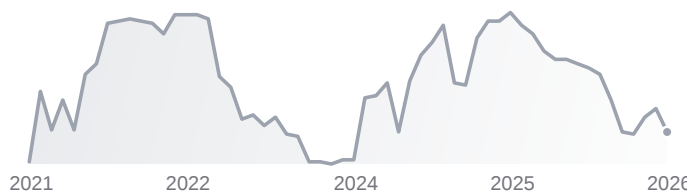
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$78K · Average \$174K

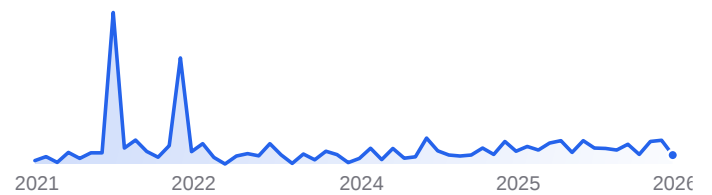
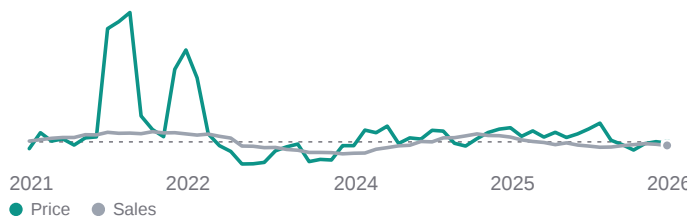


Growth (year over year)

Price -4.0% · Sales -13.5%

Price per square foot

\$77/ft²

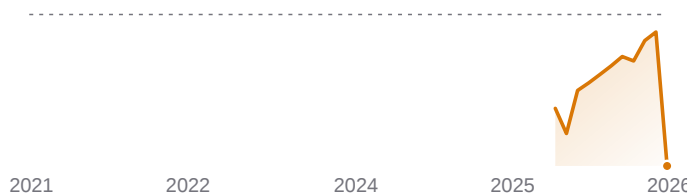


Sale premium vs estimated value

-11.4%

Annual turnover (share of homes sold)

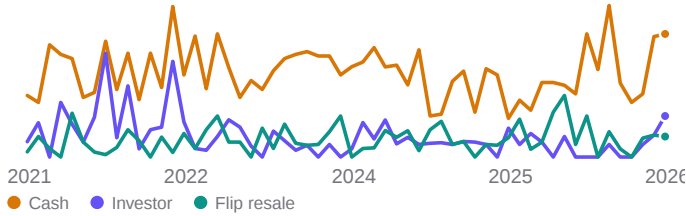
3.1%



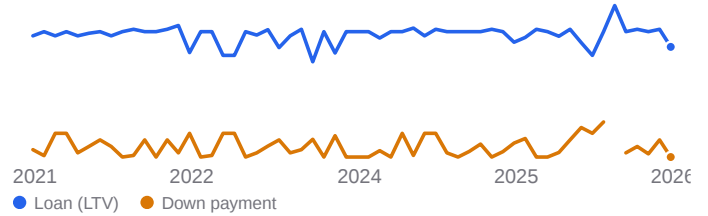
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 25% · Flip resale 13%

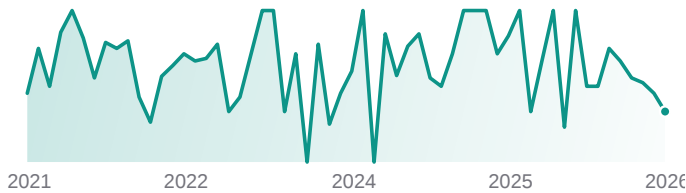


Financing (share of purchase price) Loan (LTV) 86% · Down payment 1.8%



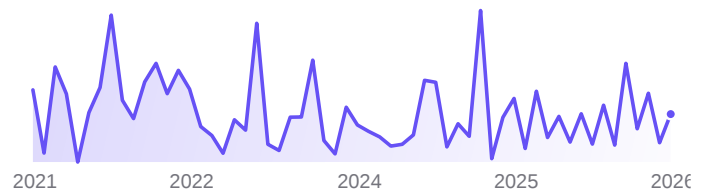
Sellers who sold at a gain

67%



Typical hold before selling

4.8 yrs



Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,116
Median value (AVM)	\$136K
Median size	1,553 ft²
Median bedrooms	3
Median year built	1981
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.1%
Owner occupied	72%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	18,109
Density	79 / mi²
Median household income	\$50K
Average household income	\$68K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	28
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	23.0%
Unemployment	1.1%
Average temp	67°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.