

Coweta County, GA

County · GA · Georgia

BALANCED MARKET

\$403K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

2,468

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

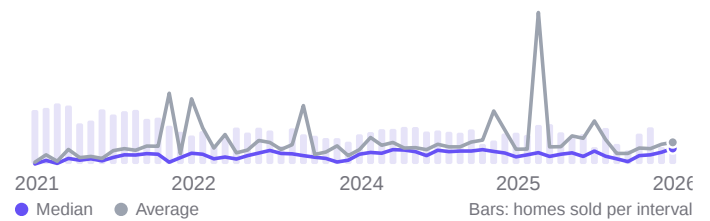
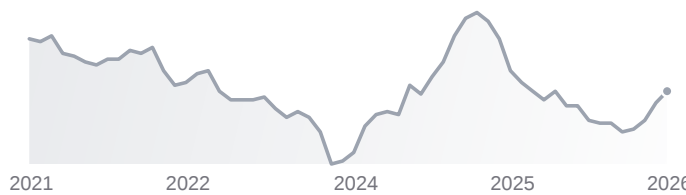
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$429K · Average \$476K

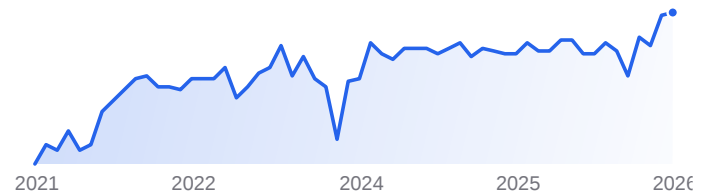
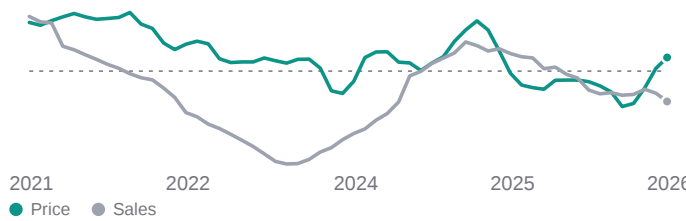


Growth (year over year)

Price +5.9% · Sales -13.0%

Price per square foot

\$196/ft²

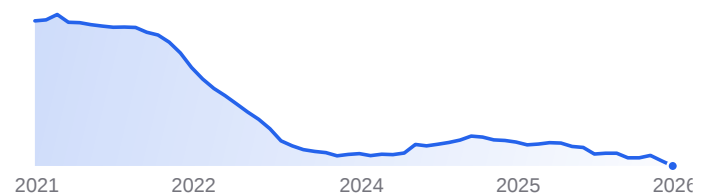
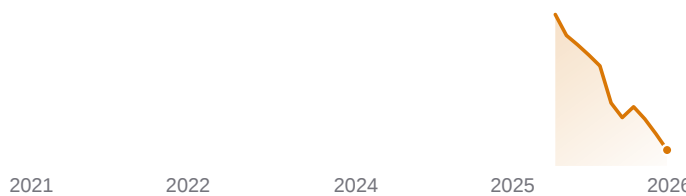


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

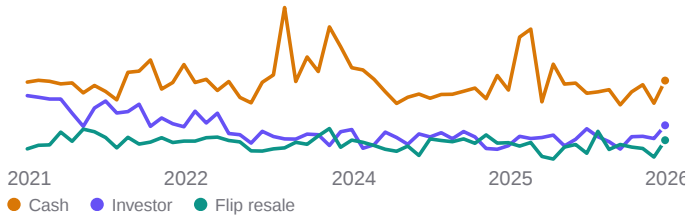
4.6%



BUYERS & OUTCOMES

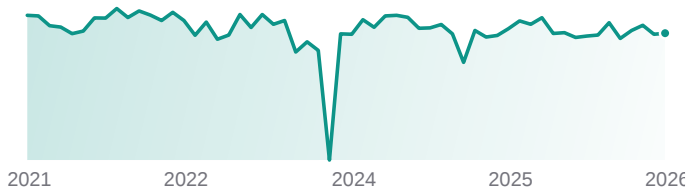
Buyer mix

Cash 37% · Investor 19% · Flip resale 12%



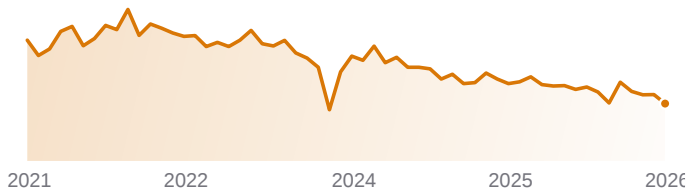
Sellers who sold at a gain

89%

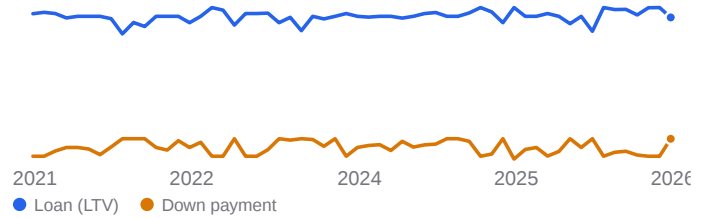


Median annualized return at resale

+5.0%

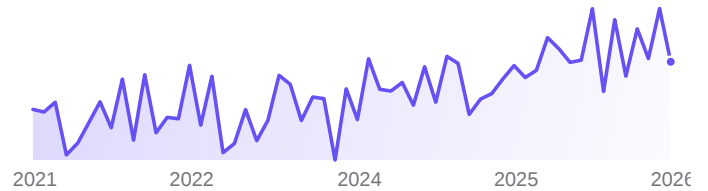


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	53,998
Median value (AVM)	\$373K
Median size	2,098 ft²
Median bedrooms	3
Median year built	1999
Single family	97%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	13%
Median loan-to-value	48%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	159,596
Density	362 / mi²
Median household income	\$89K
Average household income	\$114K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	7.2%
Unemployment	0.9%
Average temp	62°F
Annual precip	52 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.