

Decatur County, GA

County · GA · Georgia

BALANCED MARKET

\$161K

MEDIAN SALE PRICE

-11.9%

1-YR CHANGE

352

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



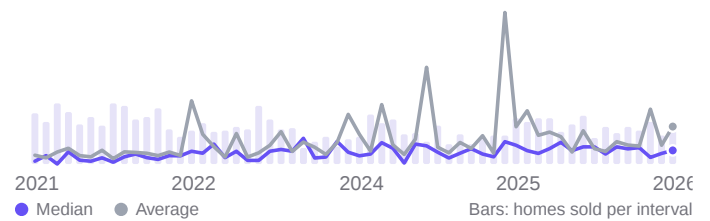
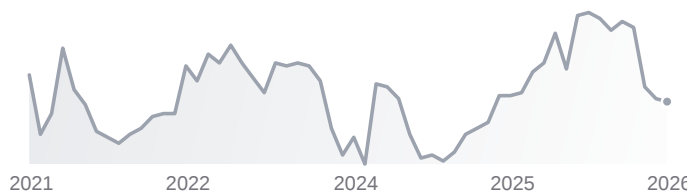
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$180K · Average \$311K

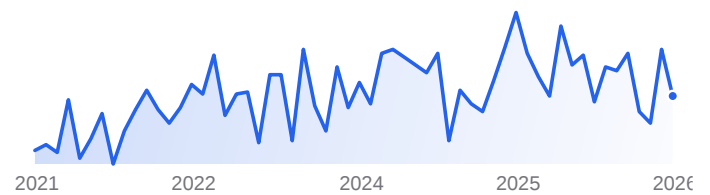
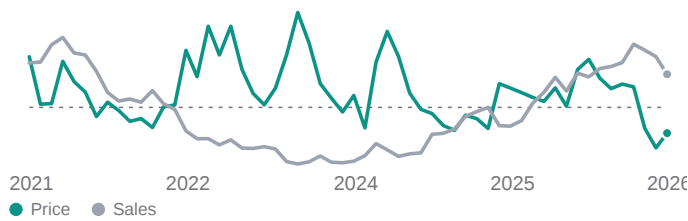


Growth (year over year)

Price -11.9% · Sales +15.4%

Price per square foot

\$108/ft²

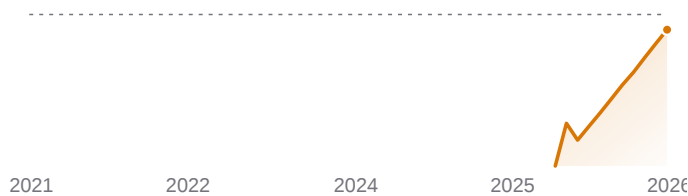


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

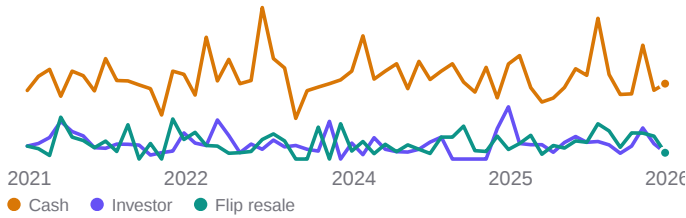
3.2%



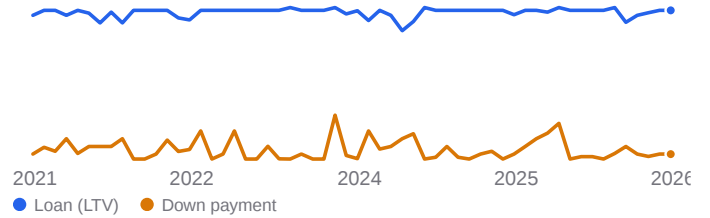
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 3.6% · Flip resale 3.6%

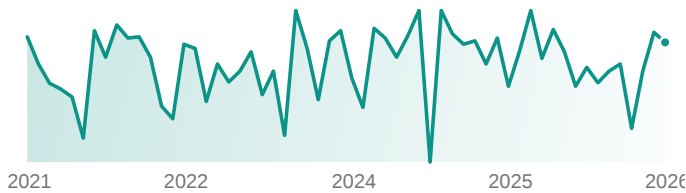


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



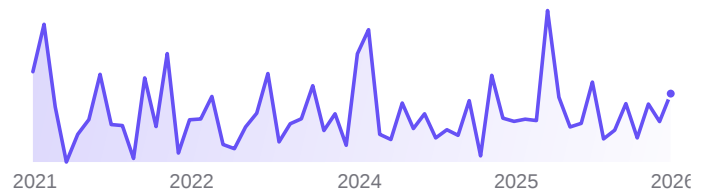
Sellers who sold at a gain

89%



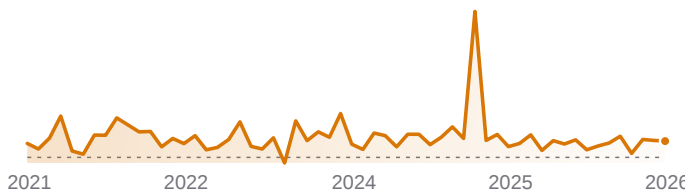
Typical hold before selling

6.0 yrs



Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,050
Median value (AVM)	\$136K
Median size	1,502 ft²
Median bedrooms	3
Median year built	1979
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.3%
Owner occupied	67%
Company owned	13%
Median loan-to-value	12%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	29,544
Density	50 / mi²
Median household income	\$49K
Average household income	\$66K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	23
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	27.4%
Unemployment	0.8%
Average temp	67°F
Annual precip	55 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.