

Echols County, GA

County · GA · Georgia

BALANCED MARKET

\$135K

MEDIAN SALE PRICE

+121.5%

1-YR CHANGE

19

SALES (12 MO)

\$139K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



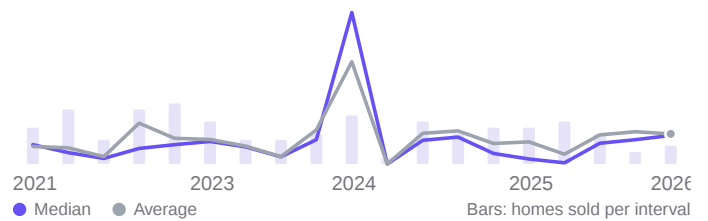
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$142K · Average \$148K

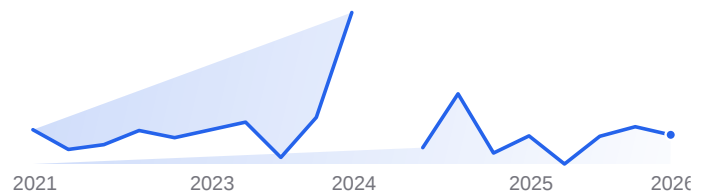
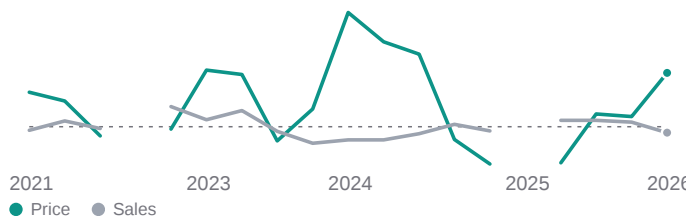


Growth (year over year)

Price +121.5% · Sales -13.6%

Price per square foot

\$67/ft²

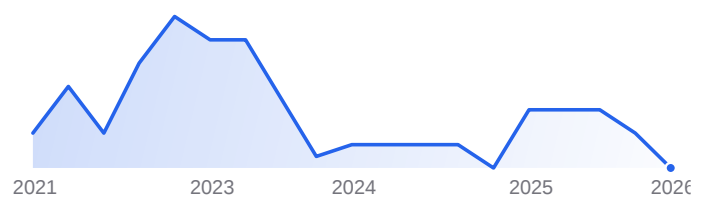
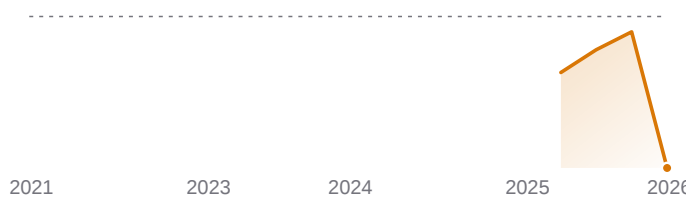


Sale premium vs estimated value

-29.9%

Annual turnover (share of homes sold)

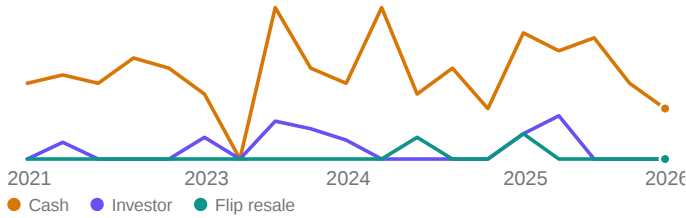
1.4%



BUYERS & OUTCOMES

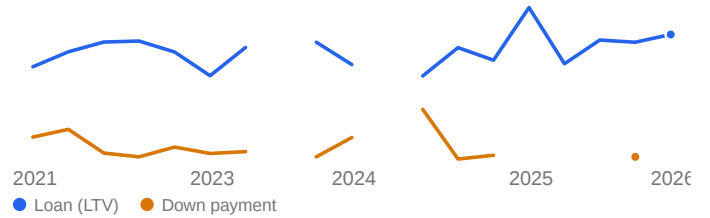
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



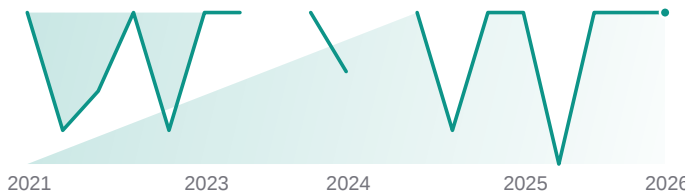
Financing (share of purchase price)

Loan (LTV) 105% · Down payment 1.8%



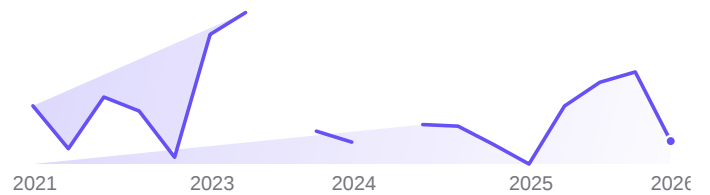
Sellers who sold at a gain

100%



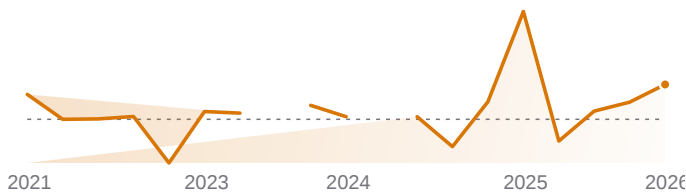
Typical hold before selling

3.3 yrs



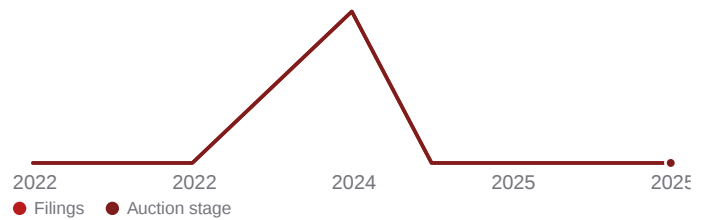
Median annualized return at resale

+20.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,332
Median value (AVM)	\$139K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1987
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.6%
Owner occupied	73%
Company owned	8.4%
Median loan-to-value	0%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	3,698
Density	9 / mi²
Median household income	\$60K
Average household income	\$72K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	26
Homes occupied	85%
Bachelor's or higher	9%
Poverty rate	11.0%
Unemployment	1.3%
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.