

Elbert County, GA

County · GA · Georgia

BUYER'S MARKET

\$169K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

233

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



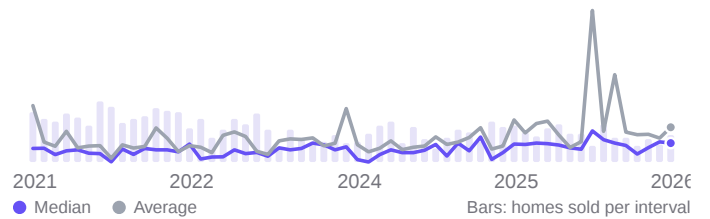
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$175K · Average \$258K

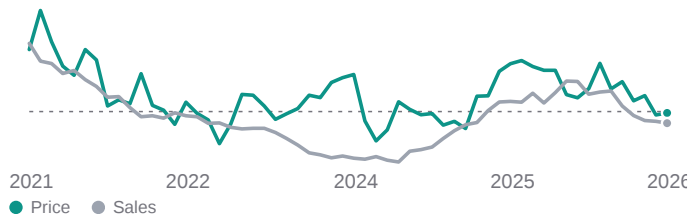


Growth (year over year)

Price -1.1% · Sales -9.0%

Price per square foot

\$111/ft²

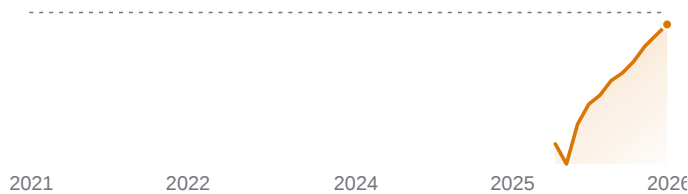


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

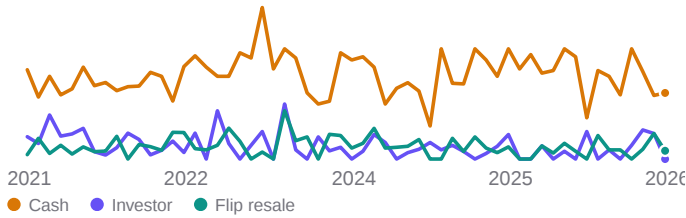
2.7%



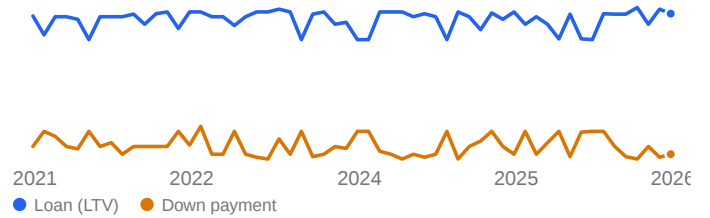
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 5.0%

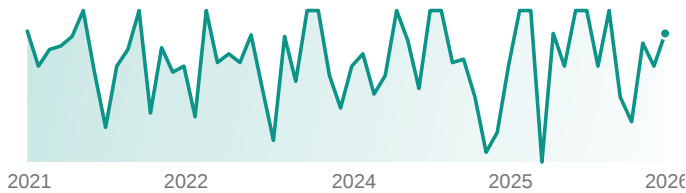


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



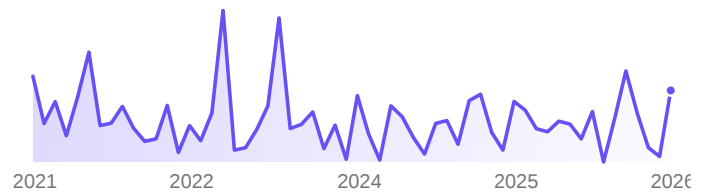
Sellers who sold at a gain

94%



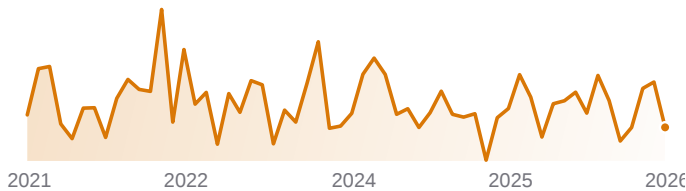
Typical hold before selling

7.3 yrs



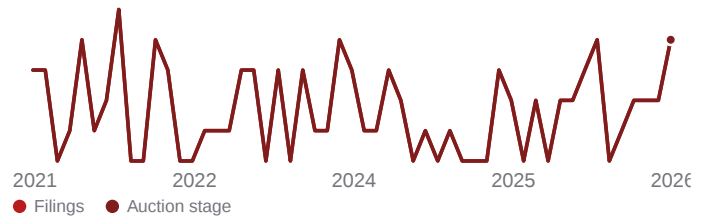
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	8,734
Median value (AVM)	\$188K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1973
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.9%
Owner occupied	74%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	20,311
Density	58 / mi²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	85
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	14.5%
Unemployment	1.1%
Average temp	61°F
Annual precip	49 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.