

Evans County, GA

County · GA · Georgia

BUYER'S MARKET

\$136K

MEDIAN SALE PRICE

-39.6%

1-YR CHANGE

79

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



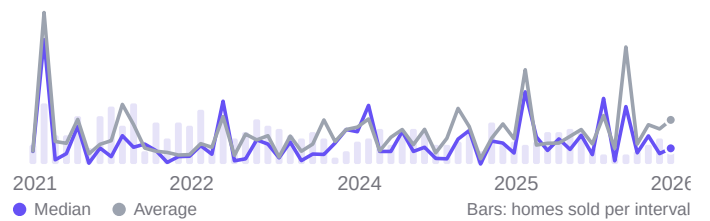
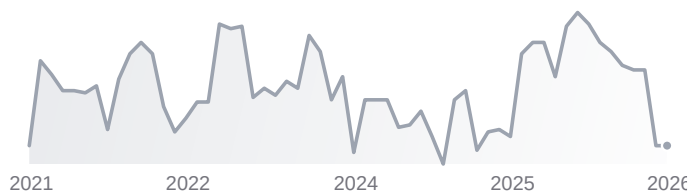
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

21 / 100

Sale prices

Median \$125K · Average \$261K

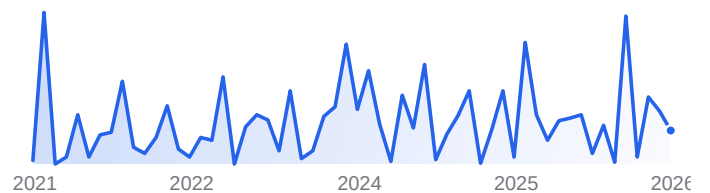
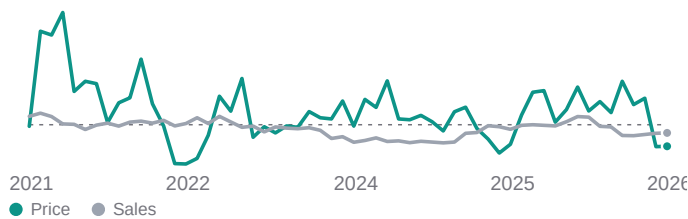


Growth (year over year)

Price -39.6% · Sales -15.1%

Price per square foot

\$75/ft²

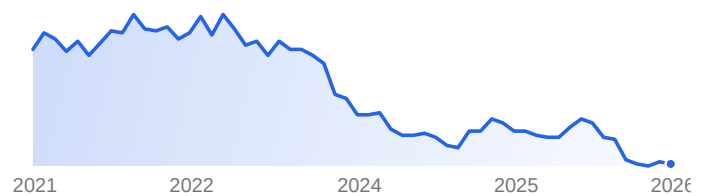
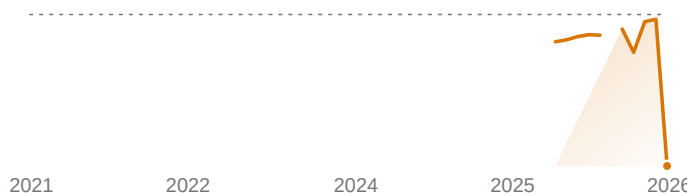


Sale premium vs estimated value

-32.0%

Annual turnover (share of homes sold)

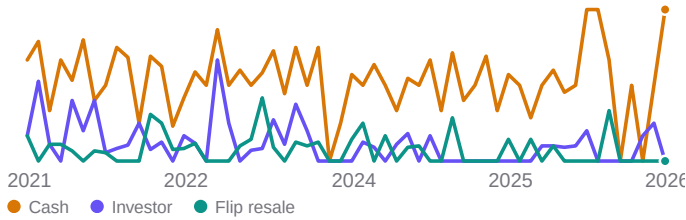
2.0%



BUYERS & OUTCOMES

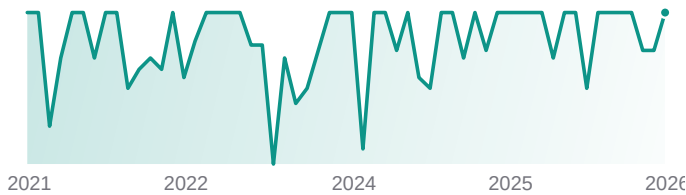
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



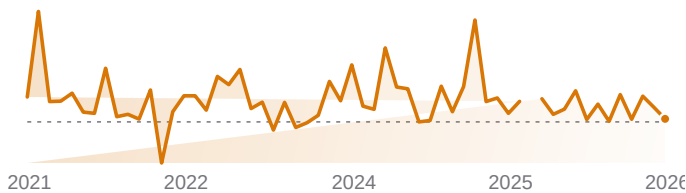
Sellers who sold at a gain

100%

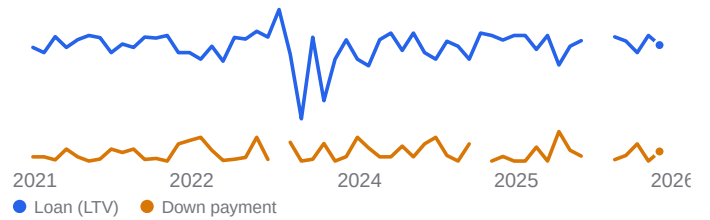


Median annualized return at resale

+1.3%

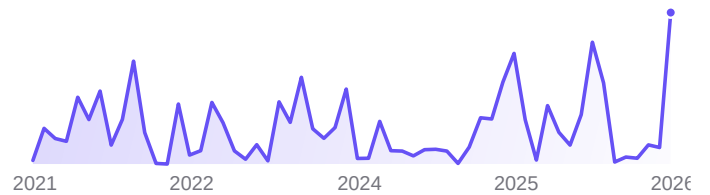


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.2%



Typical hold before selling

21.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,951
Median value (AVM)	\$161K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1982
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.3%
Owner occupied	67%
Company owned	9.4%
Median loan-to-value	0%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	10,966
Density	60 / mi²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	59
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	15.9%
Unemployment	0.7%
Average temp	66°F
Annual precip	47 in
Sunshine	62%

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.