

Hancock County, GA

County · GA · Georgia

BUYER'S MARKET

\$311K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

125

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



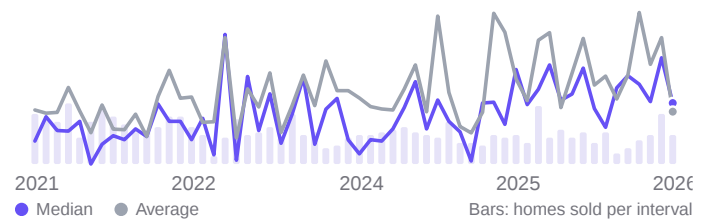
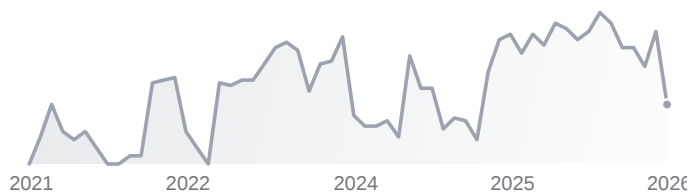
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$260K · Average \$232K

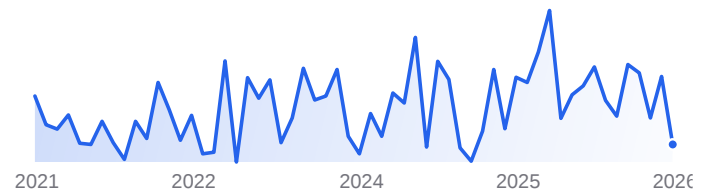
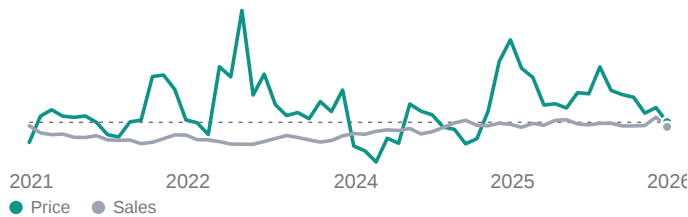


Growth (year over year)

Price +0.4% · Sales -6.7%

Price per square foot

\$78/ft²

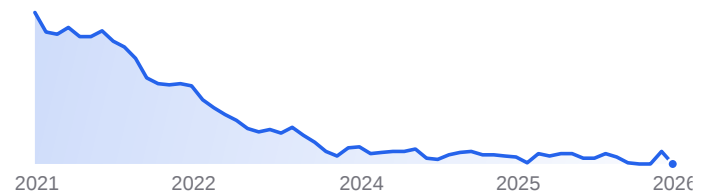
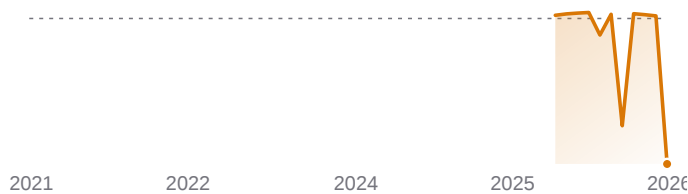


Sale premium vs estimated value

-6.0%

Annual turnover (share of homes sold)

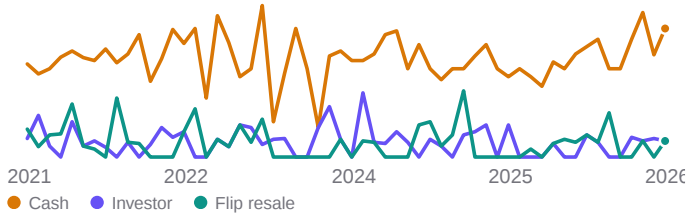
2.5%



BUYERS & OUTCOMES

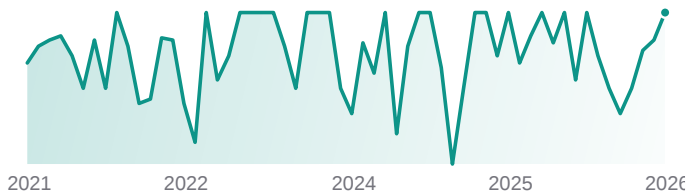
Buyer mix

Cash 73% · Investor 9.1% · Flip resale 9.1%



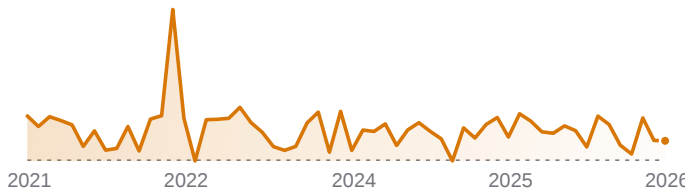
Sellers who sold at a gain

100%

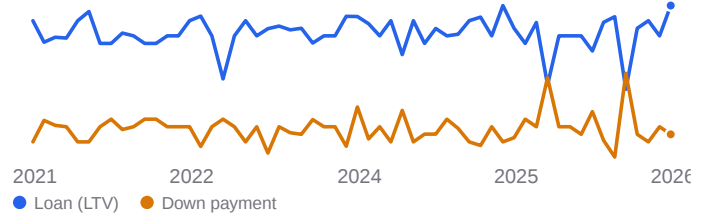


Median annualized return at resale

+6.8%

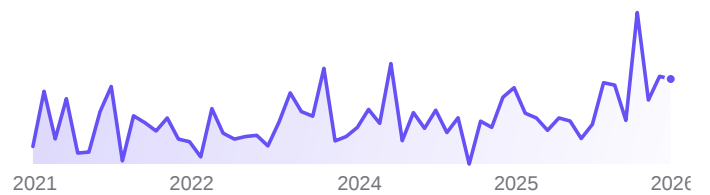


Financing (share of purchase price) Loan (LTV) 100% · Down payment 15%



Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,077
Median value (AVM)	\$161K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1989
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.9%
Owner occupied	54%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	8,763
Density	19 / mi²
Median household income	\$38K
Average household income	\$64K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	63
Homes occupied	66%
Bachelor's or higher	9%
Poverty rate	23.0%
Unemployment	1.0%
Average temp	63°F
Annual precip	48 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.