

Irwin County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$100K

MEDIAN SALE PRICE

-23.8%

1-YR CHANGE

73

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



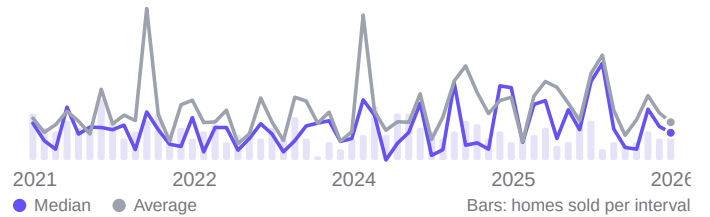
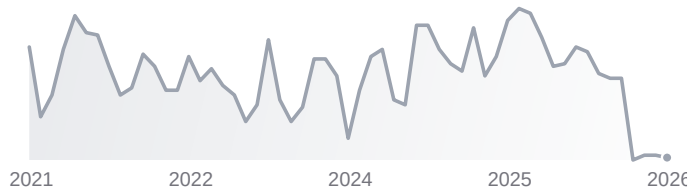
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$93K · Average \$117K

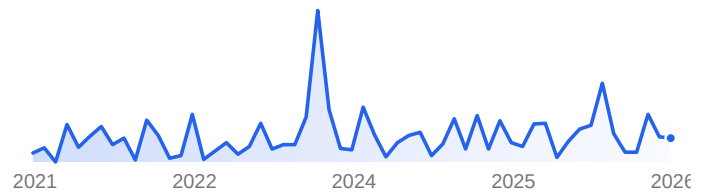
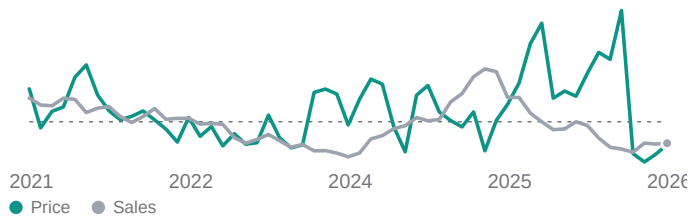


Growth (year over year)

Price -23.8% · Sales -22.3%

Price per square foot

\$68/ft²



Sale premium vs estimated value

-16.5%

Annual turnover (share of homes sold)

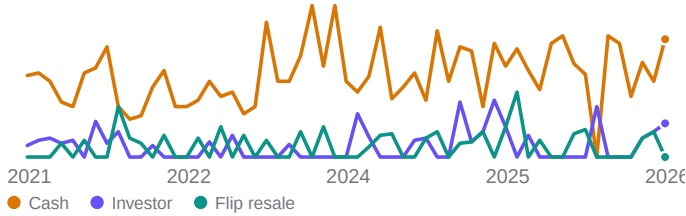
2.0%



BUYERS & OUTCOMES

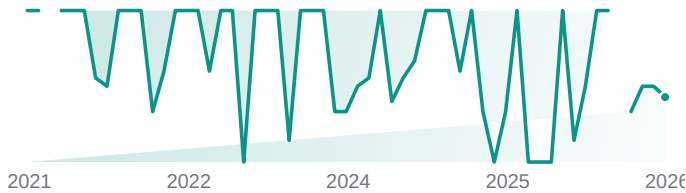
Buyer mix

Cash 78% · Investor 22% · Flip resale 0%



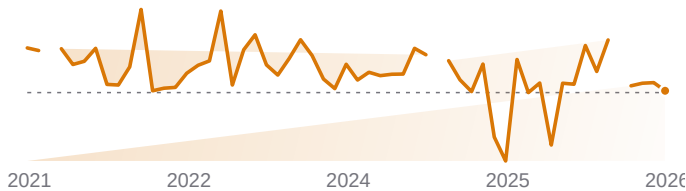
Sellers who sold at a gain

71%

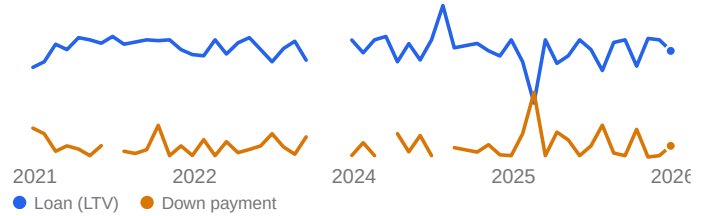


Median annualized return at resale

+0.5%

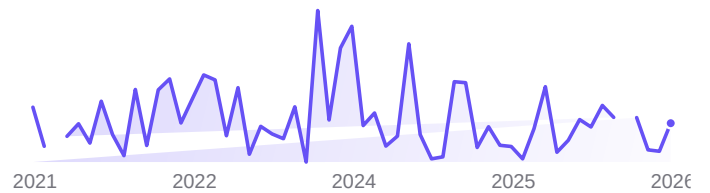


Financing (share of purchase price) Loan (LTV) 89% · Down payment 10%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,639
Median value (AVM)	\$143K
Median size	1,588 ft²
Median bedrooms	3
Median year built	1978
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.9%
Owner occupied	76%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	9,182
Density	26 / mi²
Median household income	\$50K
Average household income	\$64K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	35
Homes occupied	83%
Bachelor's or higher	10%
Poverty rate	19.7%
Unemployment	0.9%
Average temp	66°F
Annual precip	48 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.