

Lincoln County, GA

County · GA · Georgia

SELLER'S MARKET

\$236K

MEDIAN SALE PRICE

+34.8%

1-YR CHANGE

145

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

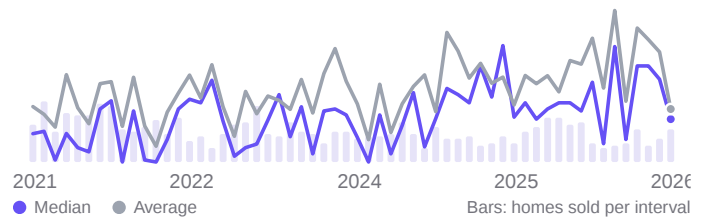
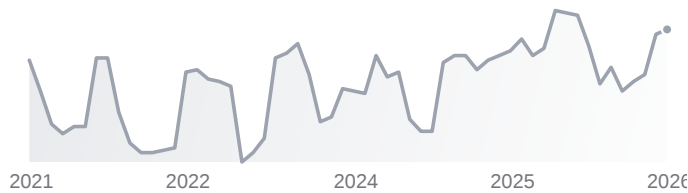
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$160K · Average \$185K

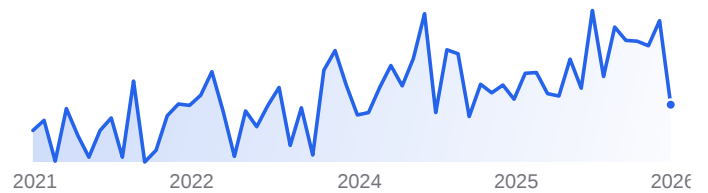
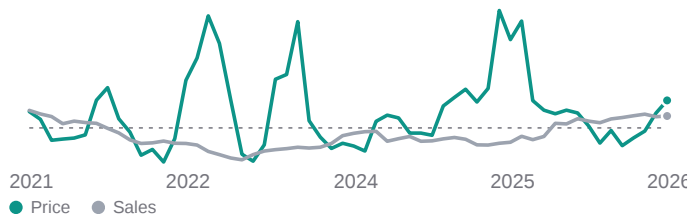


Growth (year over year)

Price +34.8% · Sales +15.1%

Price per square foot

\$117/ft²

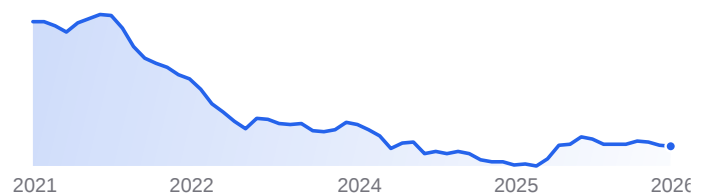
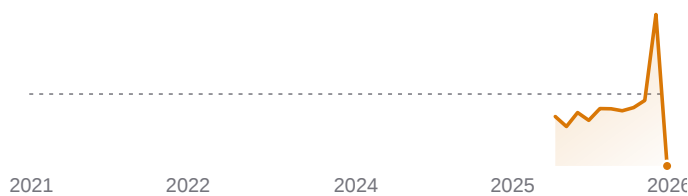


Sale premium vs estimated value

-23.0%

Annual turnover (share of homes sold)

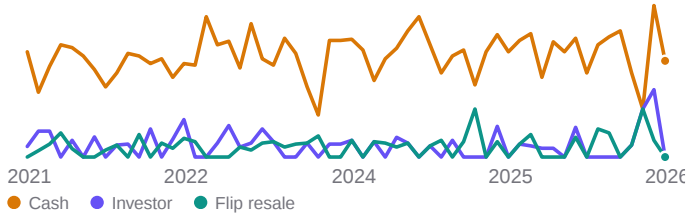
2.9%



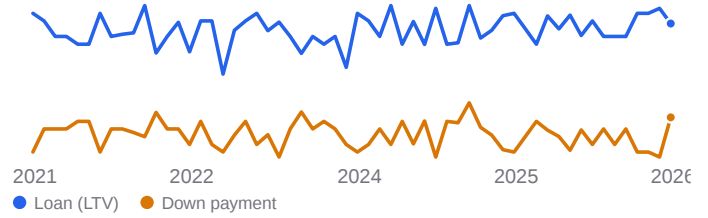
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 0% · Flip resale 0%

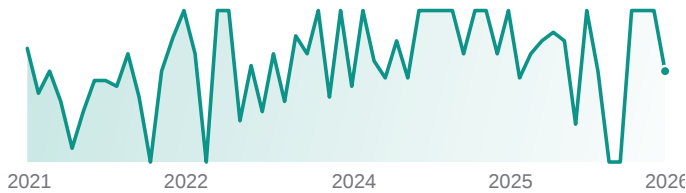


Financing (share of purchase price) Loan (LTV) 88% · Down payment 28%



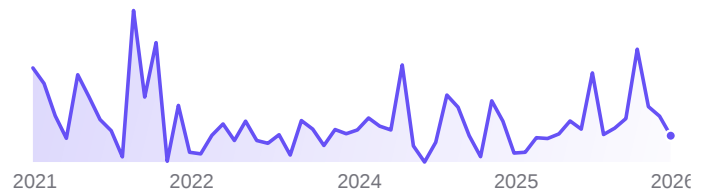
Sellers who sold at a gain

80%



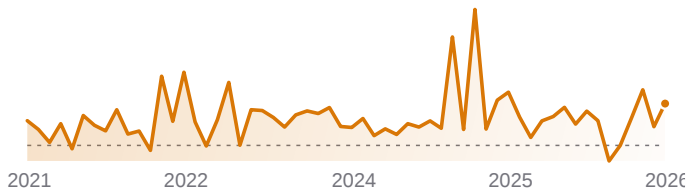
Typical hold before selling

3.3 yrs



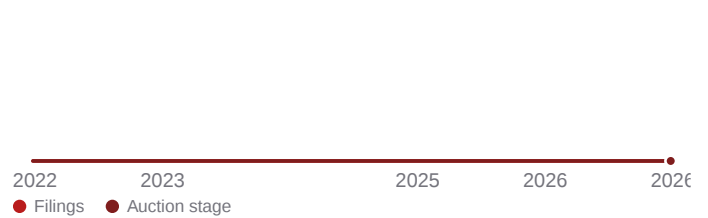
Median annualized return at resale

+16.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,981
Median value (AVM)	\$247K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1985
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.6%
Owner occupied	61%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	8,115
Density	39 / mi²
Median household income	\$60K
Average household income	\$80K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	91
Homes occupied	76%
Bachelor's or higher	11%
Poverty rate	16.9%
Unemployment	0.9%
Average temp	62°F
Annual precip	47 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.