

Long County, GA

County · GA · Georgia

BALANCED MARKET

\$275K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

329

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



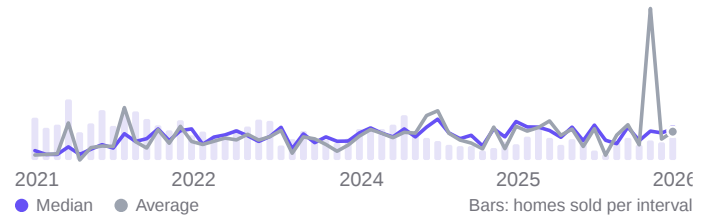
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$280K · Average \$273K

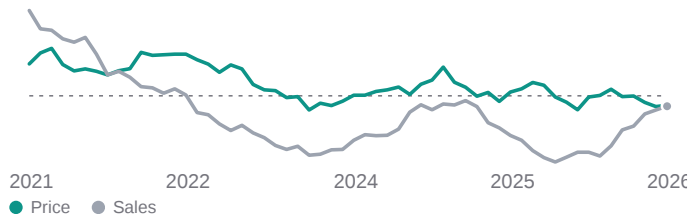


Growth (year over year)

Price -5.2% · Sales -5.7%

Price per square foot

\$142/ft²

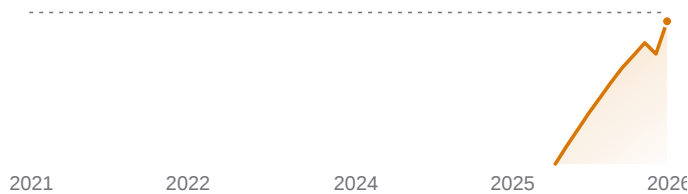


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

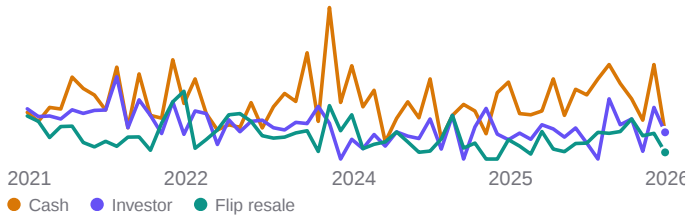
3.7%



BUYERS & OUTCOMES

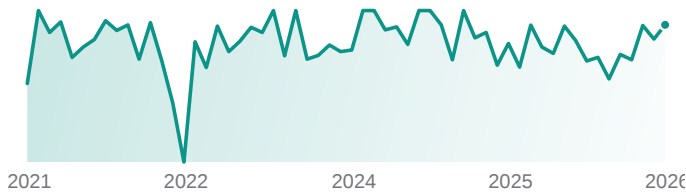
Buyer mix

Cash 11% · Investor 11% · Flip resale 2.8%



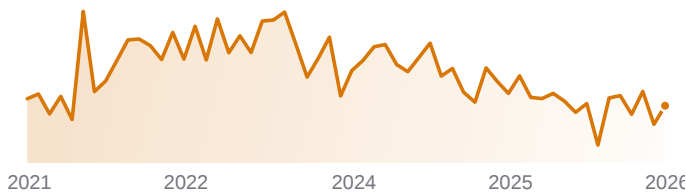
Sellers who sold at a gain

96%



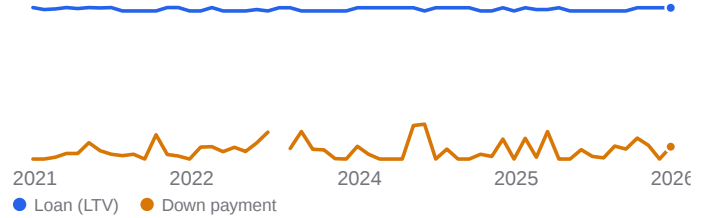
Median annualized return at resale

+4.8%



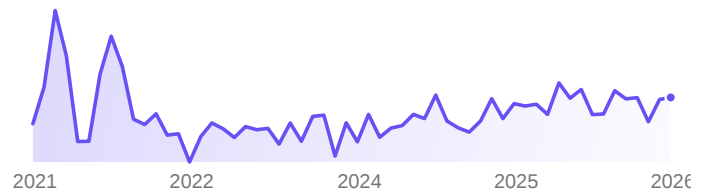
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 10%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,835
Median value (AVM)	\$268K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1999
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	2.0%
Owner occupied	70%
Company owned	7.4%
Median loan-to-value	64%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	20,877
Density	52 / mi²
Median household income	\$64K
Average household income	\$78K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	46
Homes occupied	93%
Bachelor's or higher	7%
Poverty rate	11.7%
Unemployment	1.2%
Average temp	67°F
Annual precip	49 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.