

McDuffie County, GA

County · GA · Georgia

BUYER'S MARKET

\$140K

MEDIAN SALE PRICE

-29.4%

1-YR CHANGE

220

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



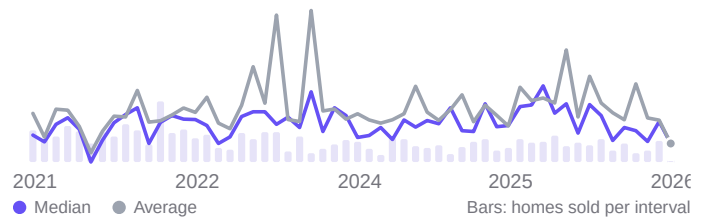
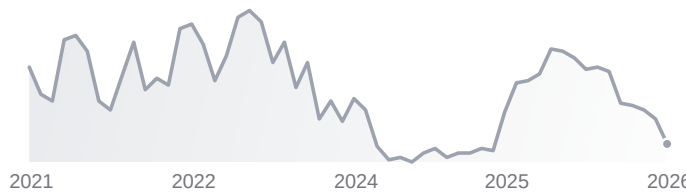
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$120K · Average \$120K

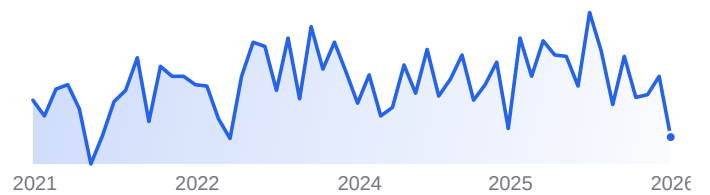
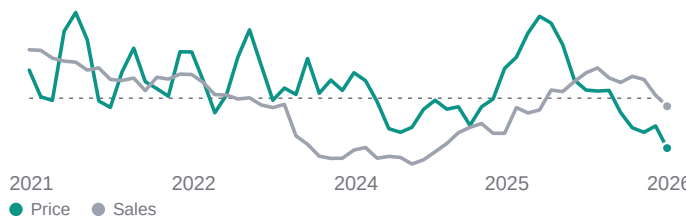


Growth (year over year)

Price -29.4% · Sales -4.8%

Price per square foot

\$74/ft²

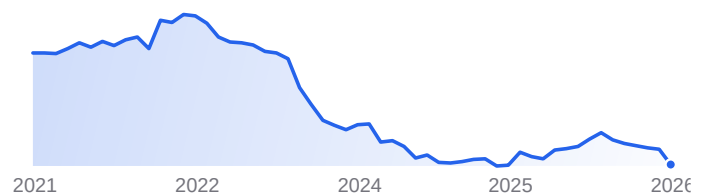


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

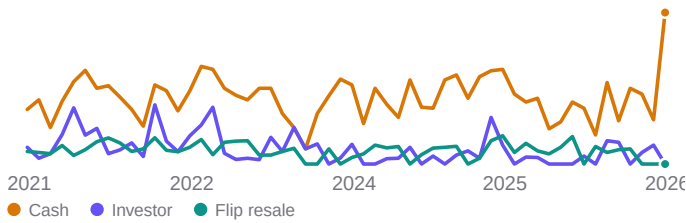
2.5%



BUYERS & OUTCOMES

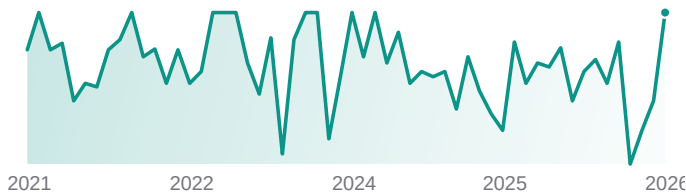
Buyer mix

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



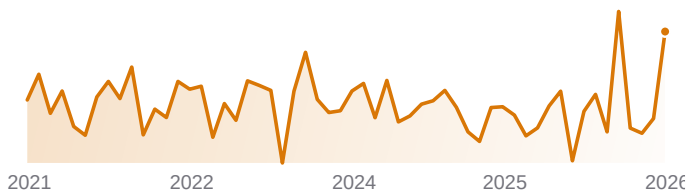
Sellers who sold at a gain

100%

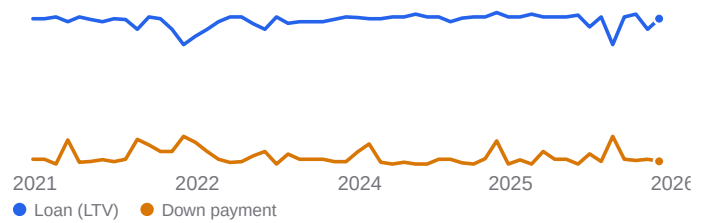


Median annualized return at resale

+17.5%

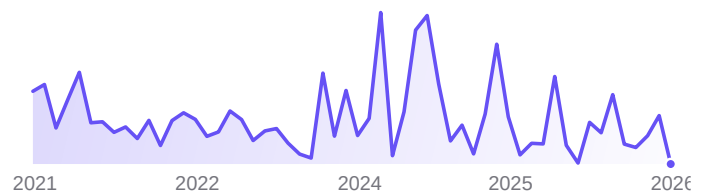


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.6%



Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,810
Median value (AVM)	\$173K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1986
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.1%
Owner occupied	75%
Company owned	12%
Median loan-to-value	21%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	21,842
Density	85 / mi²
Median household income	\$58K
Average household income	\$78K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	67
Earthquake index (US avg 100)	80
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	15.4%
Unemployment	1.3%
Average temp	63°F
Annual precip	48 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.