

McIntosh County, GA

County · GA · Georgia

BALANCED MARKET

\$297K

MEDIAN SALE PRICE

+3.4%

1-YR CHANGE

224

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



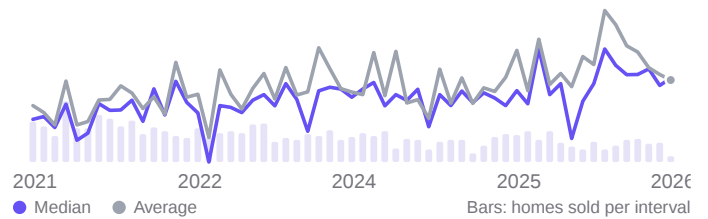
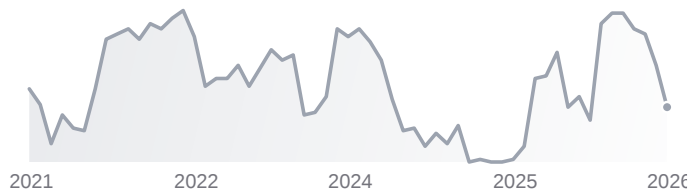
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$295K · Average \$290K

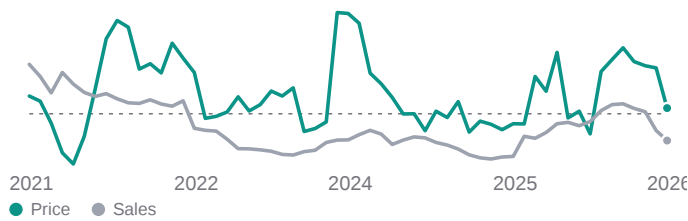


Growth (year over year)

Price +3.4% · Sales -16.1%

Price per square foot

\$162/ft²

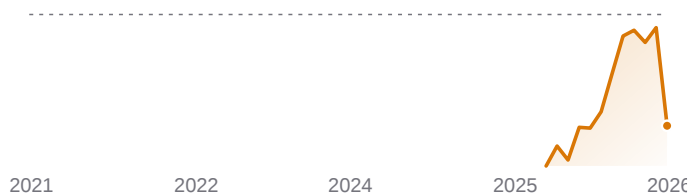


Sale premium vs estimated value

-9.6%

Annual turnover (share of homes sold)

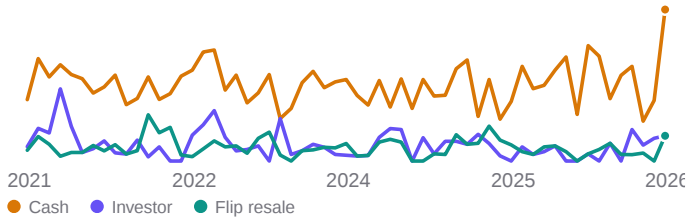
3.1%



BUYERS & OUTCOMES

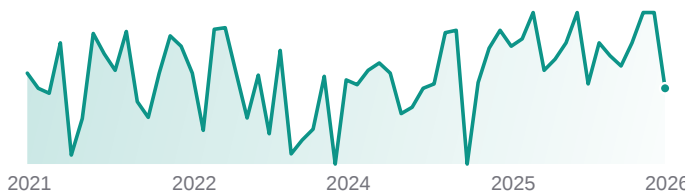
Buyer mix

Cash 100% · Investor 17% · Flip resale 17%



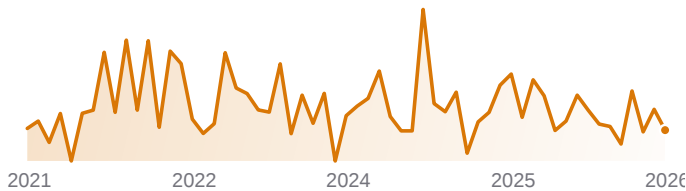
Sellers who sold at a gain

75%

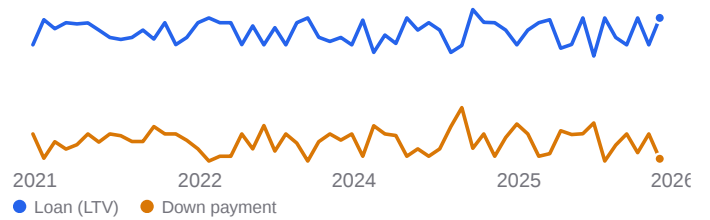


Median annualized return at resale

+4.5%

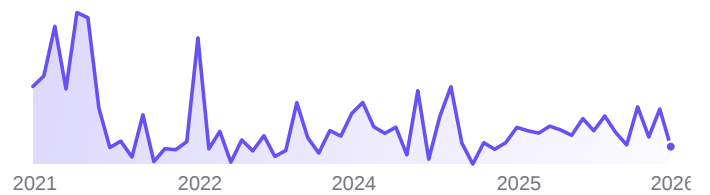


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.3%



Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,341
Median value (AVM)	\$262K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1996
Single family	85%
Condos	1.4%

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

8.3 yrs

COMMUNITY

Population	12,014
Density	28 / mi²
Median household income	\$57K
Average household income	\$71K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	45
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	21.4%
Unemployment	0.8%
Average temp	67°F
Annual precip	51 in
Sunshine	62%

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