

Madison County, GA

County · GA · Georgia

BUYER'S MARKET

\$256K

MEDIAN SALE PRICE

-15.4%

1-YR CHANGE

310

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



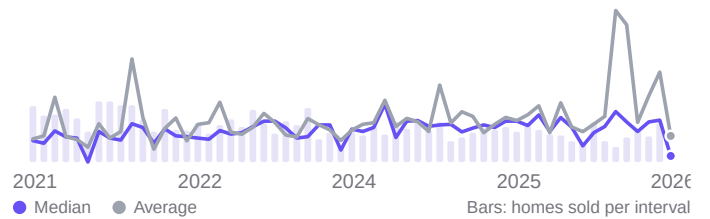
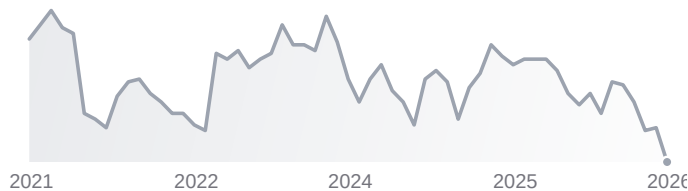
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$166K · Average \$243K

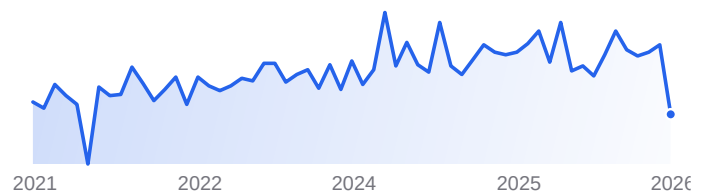
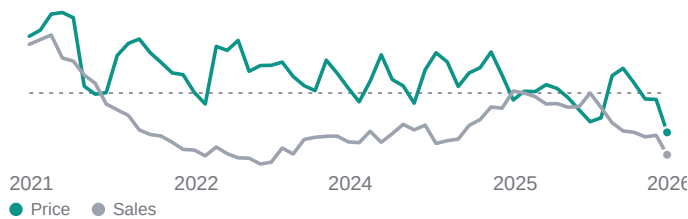


Growth (year over year)

Price -15.4% · Sales -24.2%

Price per square foot

\$124/ft²

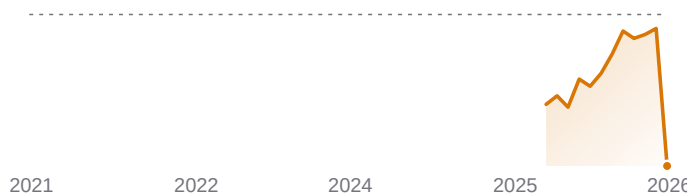


Sale premium vs estimated value

-7.3%

Annual turnover (share of homes sold)

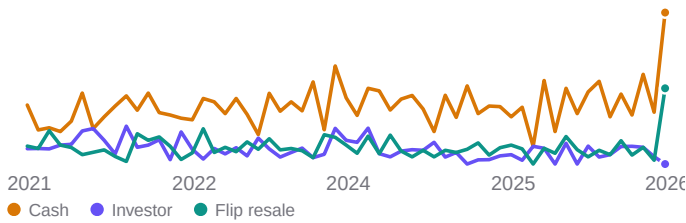
2.7%



BUYERS & OUTCOMES

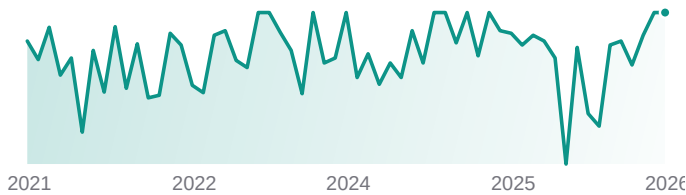
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



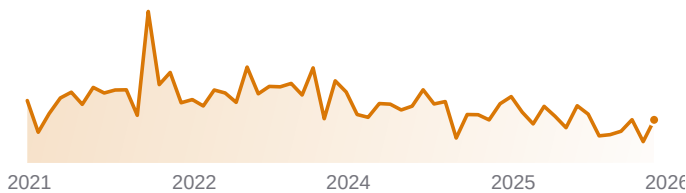
Sellers who sold at a gain

100%

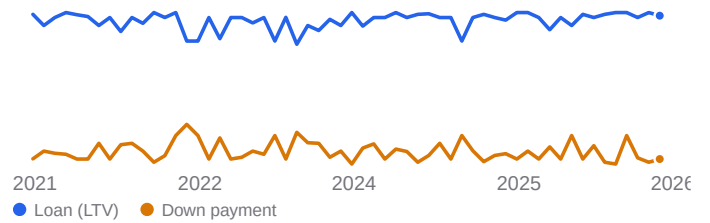


Median annualized return at resale

+7.5%

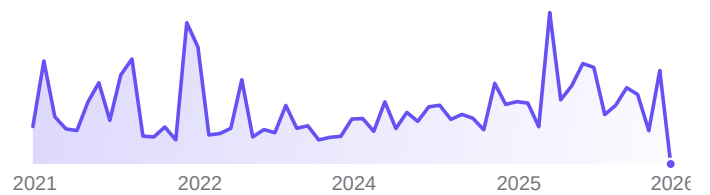


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



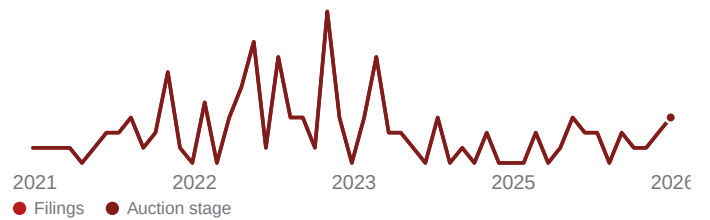
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,344
Median value (AVM)	\$301K
Median size	1,658 ft²
Median bedrooms	3
Median year built	1990
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.5%
Owner occupied	86%
Company owned	7.5%
Median loan-to-value	31%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	33,081
Density	117 / mi²
Median household income	\$58K
Average household income	\$77K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	71
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	15.9%
Unemployment	0.8%
Average temp	61°F
Annual precip	50 in
Sunshine	61%

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.