

Marion County, GA

County · GA · Georgia

BUYER'S MARKET

\$128K

MEDIAN SALE PRICE

-9.3%

1-YR CHANGE

83

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



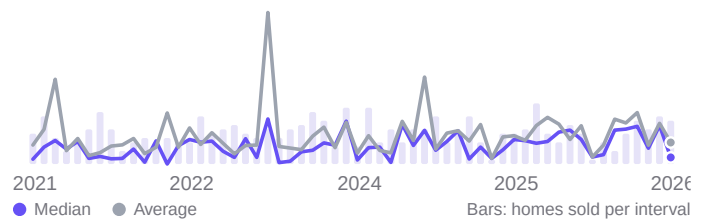
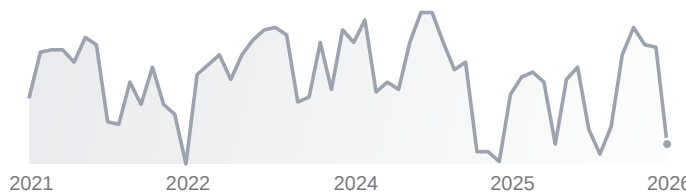
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$55K · Average \$134K

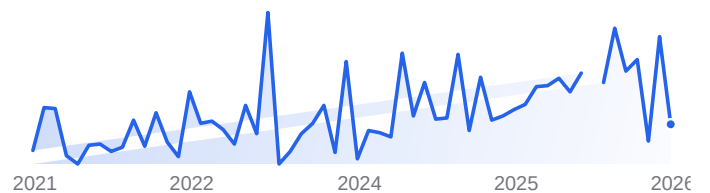
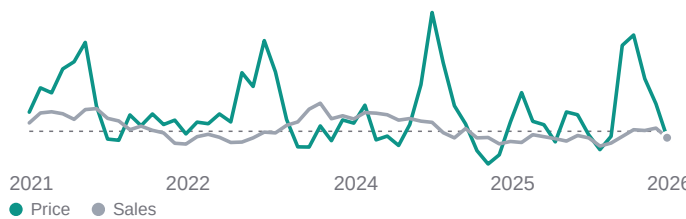


Growth (year over year)

Price -9.3% · Sales -9.8%

Price per square foot

\$59/ft²

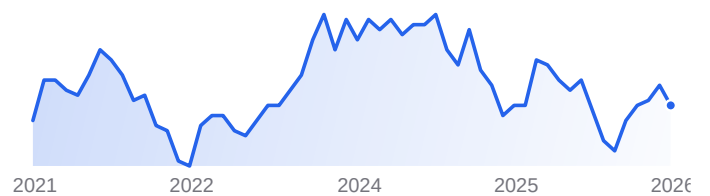


Sale premium vs estimated value

-42.1%

Annual turnover (share of homes sold)

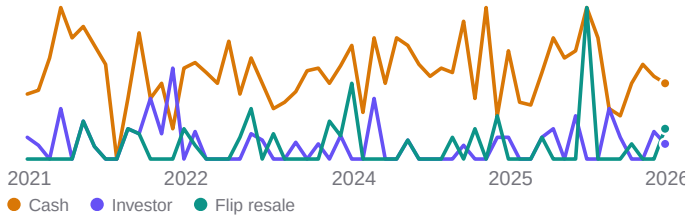
2.6%



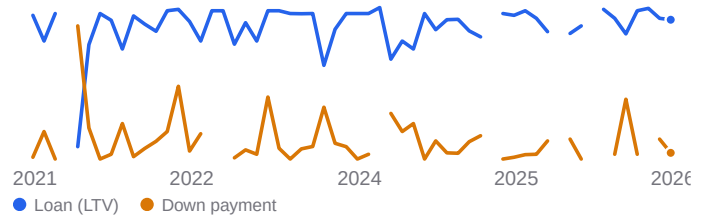
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 10% · Flip resale 20%

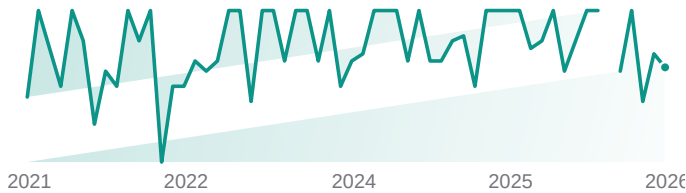


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.9%



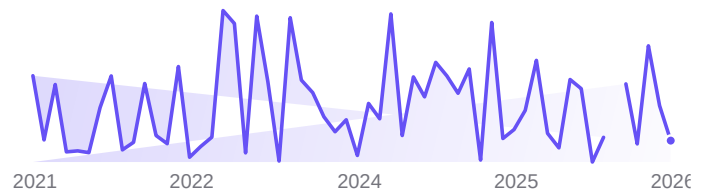
Sellers who sold at a gain

63%



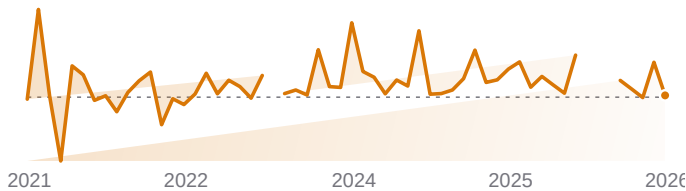
Typical hold before selling

2.5 yrs



Median annualized return at resale

+0.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,230
Median value (AVM)	\$123K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1992
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.0%
Owner occupied	68%
Company owned	5.9%
Median loan-to-value	0%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	7,699
Density	21 / mi²
Median household income	\$50K
Average household income	\$66K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	29
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	10.9%
Unemployment	0.9%
Average temp	64°F
Annual precip	50 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.