

Mitchell County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$116K

MEDIAN SALE PRICE

-19.7%

1-YR CHANGE

168

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



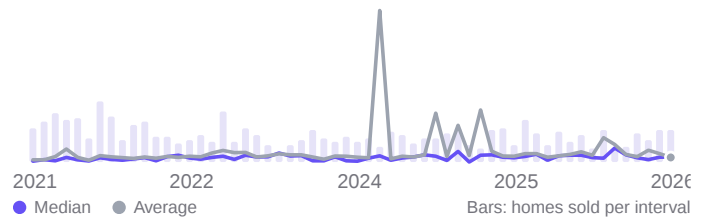
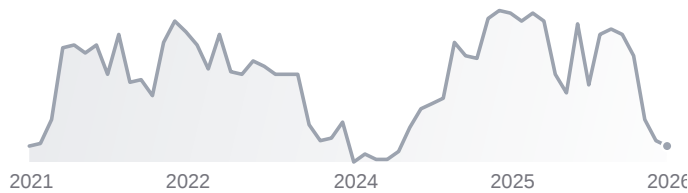
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$130K · Average \$123K

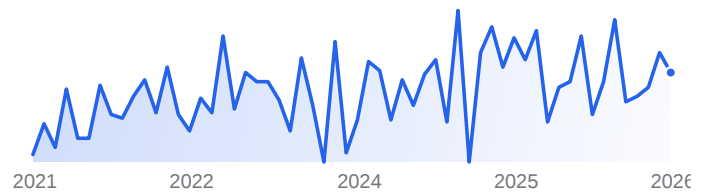
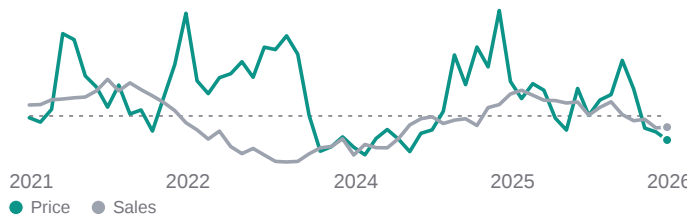


Growth (year over year)

Price -19.7% · Sales -9.2%

Price per square foot

\$84/ft²



Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

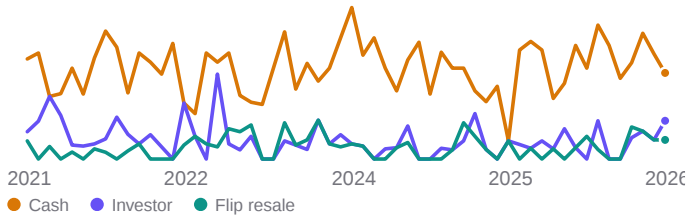
2.3%



BUYERS & OUTCOMES

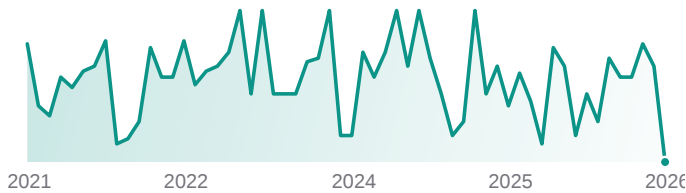
Buyer mix

Cash 47% · Investor 21% · Flip resale 11%



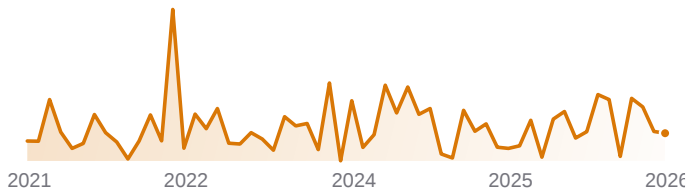
Sellers who sold at a gain

55%



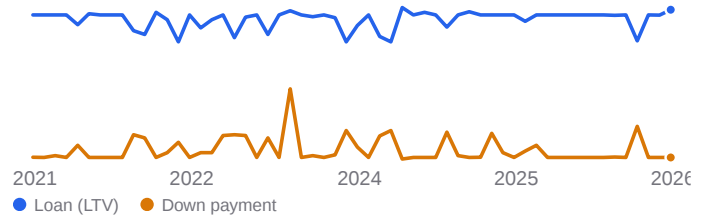
Median annualized return at resale

+7.1%



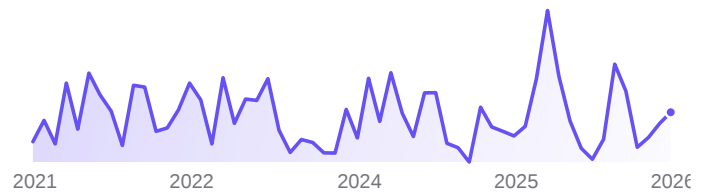
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 1.8%



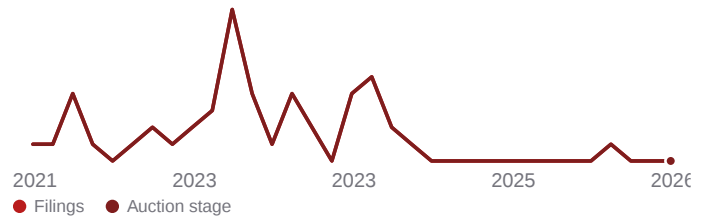
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,165
Median value (AVM)	\$121K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1975
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.4%
Owner occupied	74%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	20,334
Density	40 / mi²
Median household income	\$49K
Average household income	\$64K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	25
Homes occupied	88%
Bachelor's or higher	6%
Poverty rate	30.6%
Unemployment	0.9%
Average temp	67°F
Annual precip	53 in
Sunshine	66%

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.