

Morgan County, GA

County · GA · Georgia

BUYER'S MARKET

\$392K

MEDIAN SALE PRICE

-20.6%

1-YR CHANGE

302

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



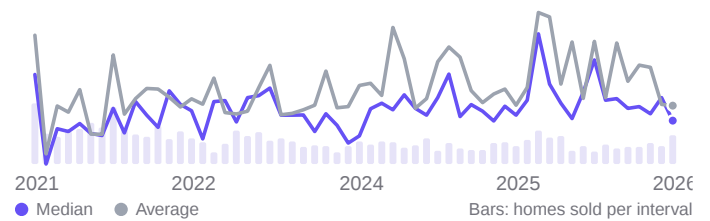
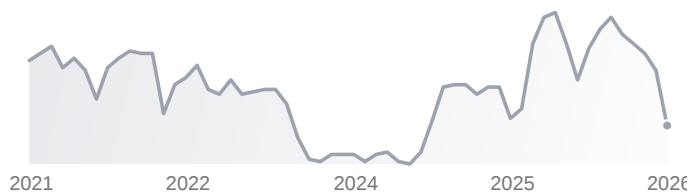
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$355K · Average \$410K

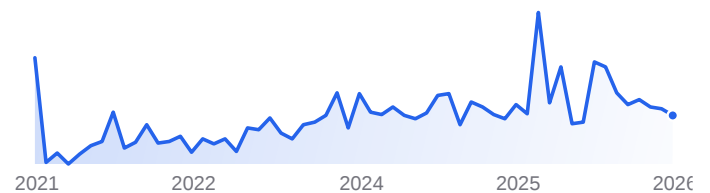
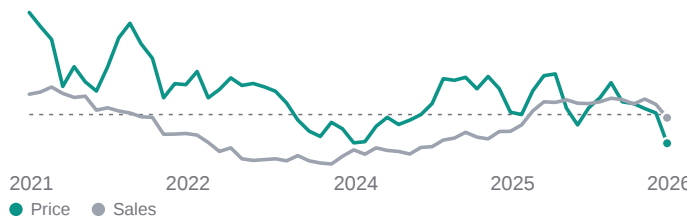


Growth (year over year)

Price -20.6% · Sales -2.3%

Price per square foot

\$189/ft²

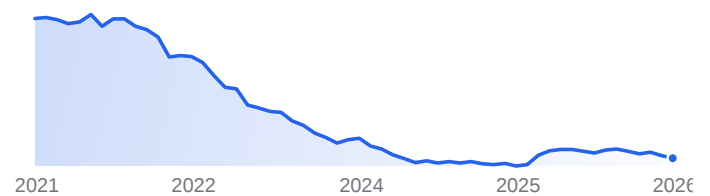
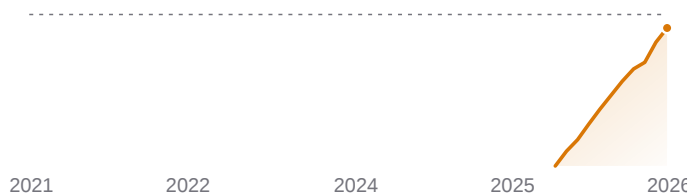


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

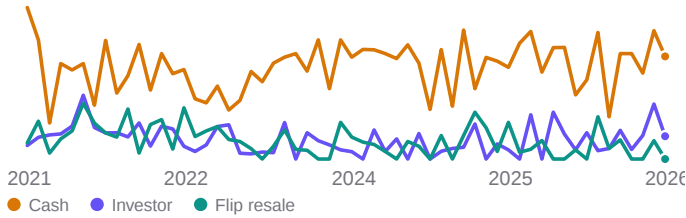
3.6%



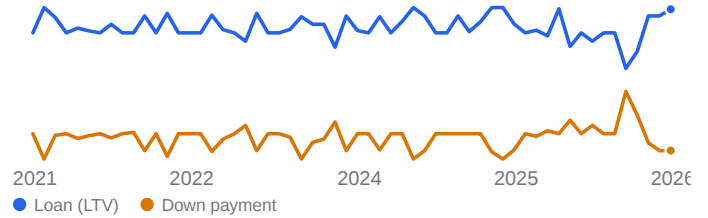
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 11% · Flip resale 0%

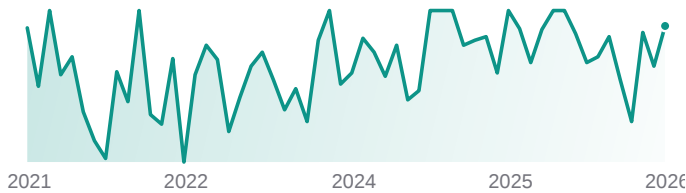


Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



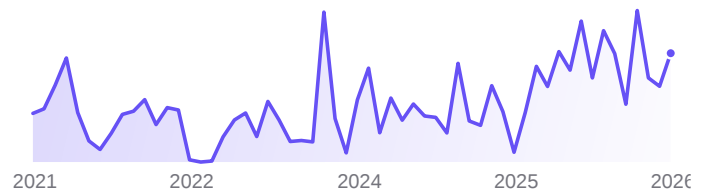
Sellers who sold at a gain

96%



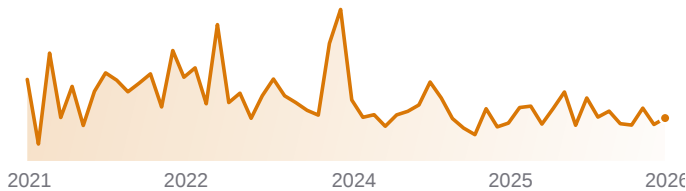
Typical hold before selling

6.1 yrs



Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,312
Median value (AVM)	\$477K
Median size	1,922 ft²
Median bedrooms	3
Median year built	1996
Single family	82%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	15%
Median loan-to-value	29%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	22,176
Density	64 / mi²
Median household income	\$86K
Average household income	\$105K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	59
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	8.8%
Unemployment	1.0%
Average temp	62°F
Annual precip	49 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.