

Muscogee County, GA

County · GA · Georgia

SELLER'S MARKET

\$205K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

2,840

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

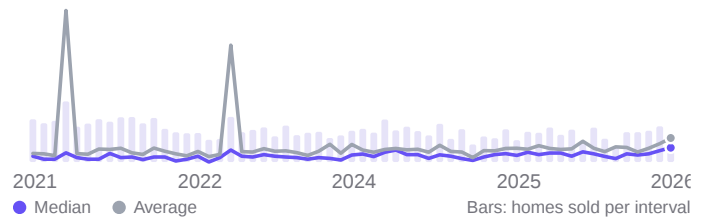
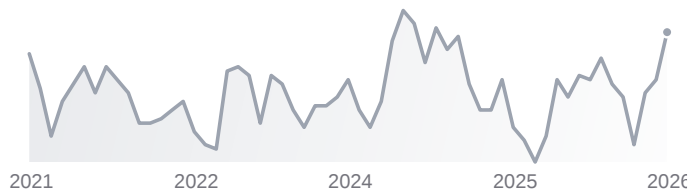
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$225K · Average \$288K

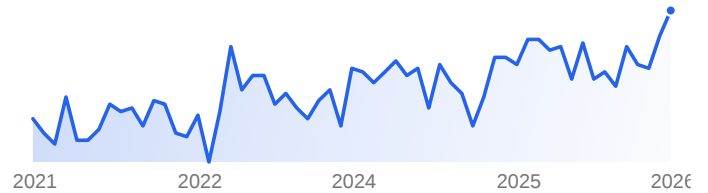
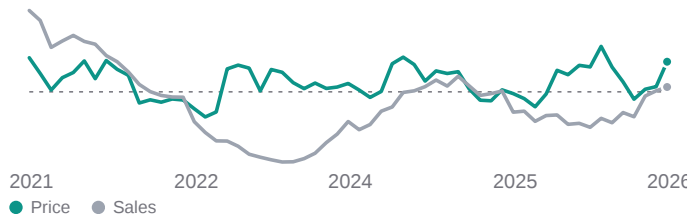


Growth (year over year)

Price +12.0% · Sales +1.9%

Price per square foot

\$134/ft²

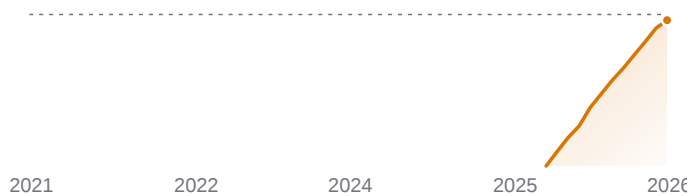


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

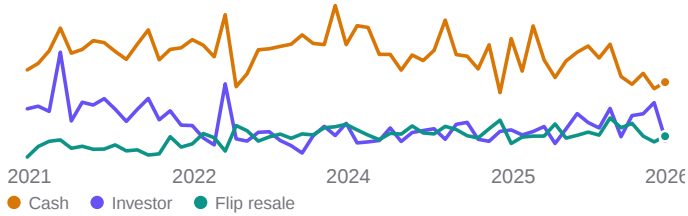
4.8%



BUYERS & OUTCOMES

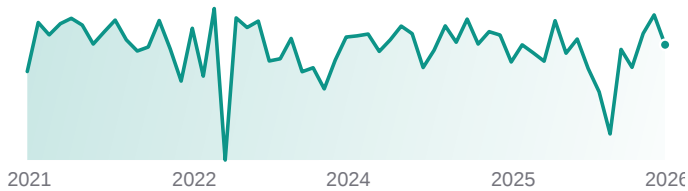
Buyer mix

Cash 31% · Investor 11% · Flip resale 11%



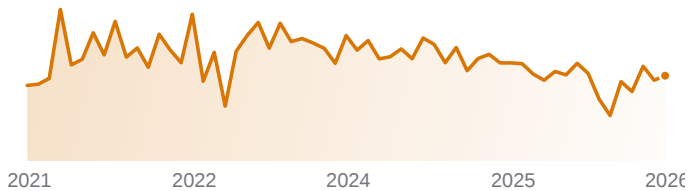
Sellers who sold at a gain

87%

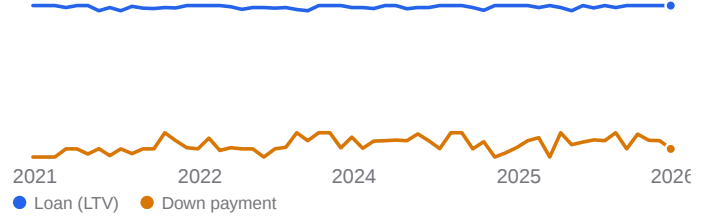


Median annualized return at resale

+5.0%

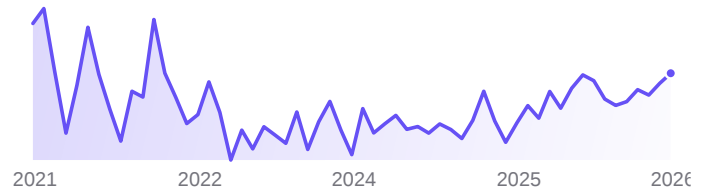


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



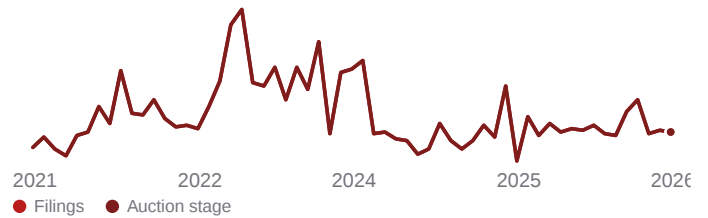
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 24 · Auction stage 24



HOUSING STOCK

Homes	59,375
Median value (AVM)	\$175K
Median size	1,545 ft²
Median bedrooms	3
Median year built	1969
Single family	98%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	4.9%
Owner occupied	73%
Company owned	14%
Median loan-to-value	54%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	202,048
Density	933 / mi²
Median household income	\$58K
Average household income	\$79K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	32
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	16.0%
Unemployment	0.9%
Average temp	64°F
Annual precip	49 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.