

Newton County, GA

County · GA · Georgia

BUYER'S MARKET

\$280K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

1,596

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



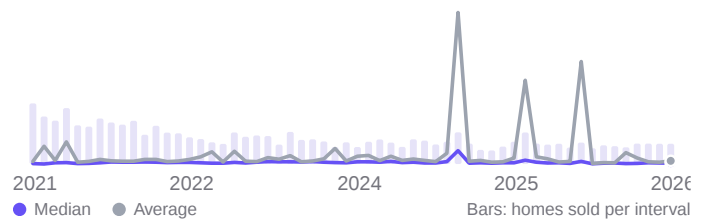
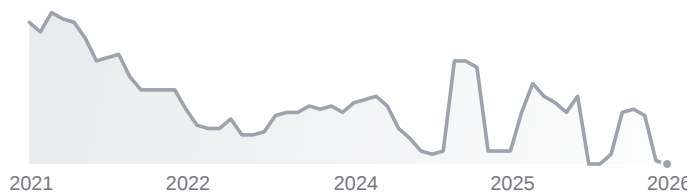
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$275K · Average \$333K

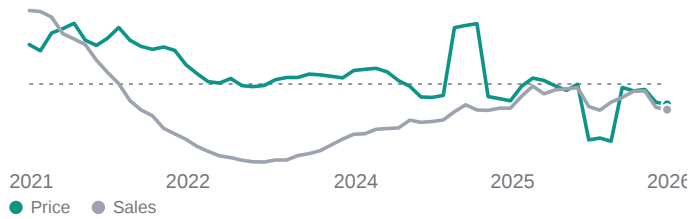


Growth (year over year)

Price -10.2% · Sales -12.8%

Price per square foot

\$161/ft²

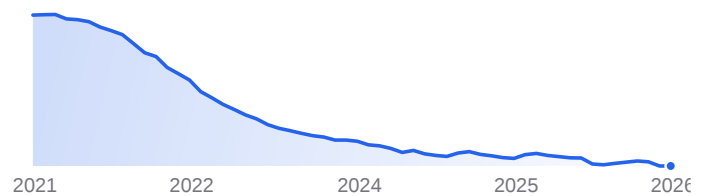


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

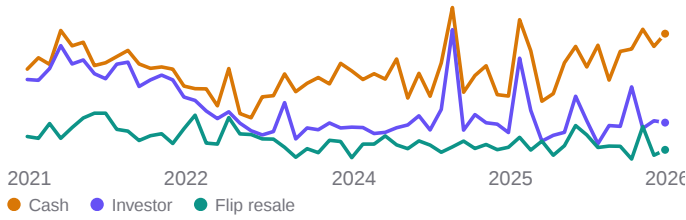
3.9%



BUYERS & OUTCOMES

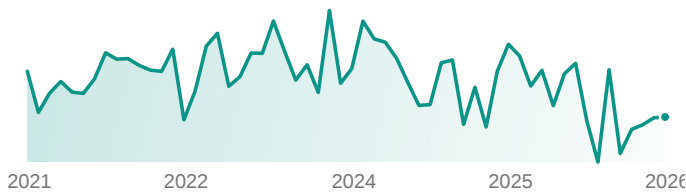
Buyer mix

Cash 56% · Investor 21% · Flip resale 11%



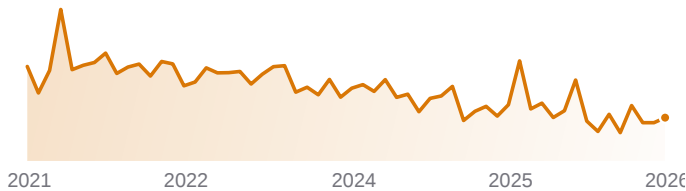
Sellers who sold at a gain

81%

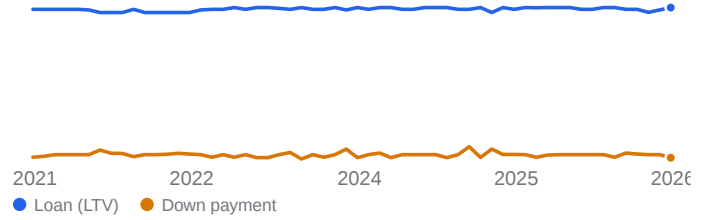


Median annualized return at resale

+5.8%

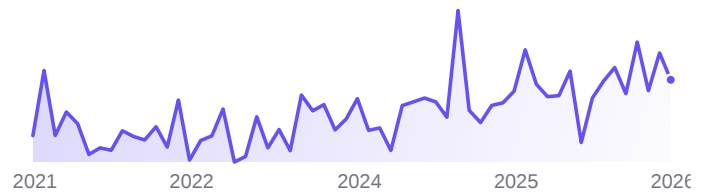


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 28 · Auction stage 28



HOUSING STOCK

Homes	40,970
Median value (AVM)	\$286K
Median size	1,752 ft²
Median bedrooms	4
Median year built	2000
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	17%
Median loan-to-value	47%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	125,241
Density	457 / mi²
Median household income	\$73K
Average household income	\$95K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	12.0%
Unemployment	1.2%
Average temp	62°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.