

# Pickens County, GA

County · GA · Georgia

BALANCED MARKET

**\$367K**

MEDIAN SALE PRICE

**-2.0%**

1-YR CHANGE

**661**

SALES (12 MO)

**\$385K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



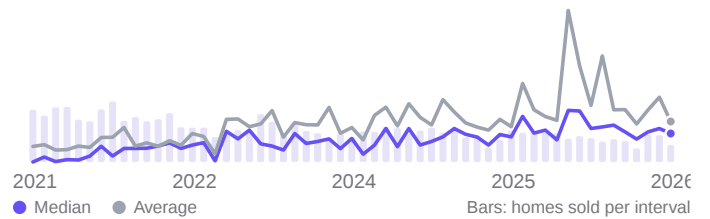
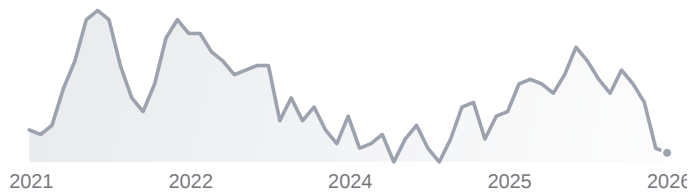
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$360K · Average \$396K

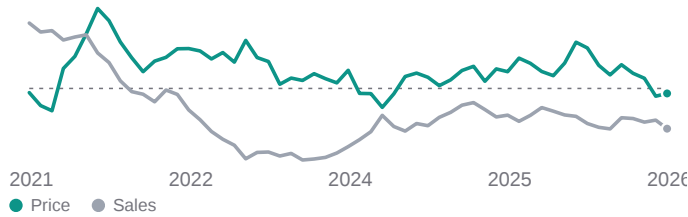


Growth (year over year)

Price -2.0% · Sales -16.2%

Price per square foot

\$228/ft²

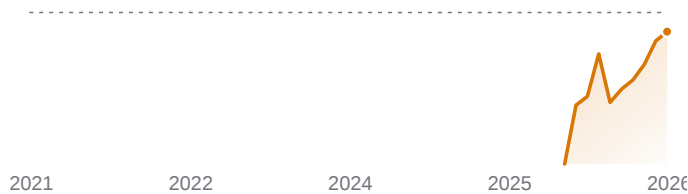


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

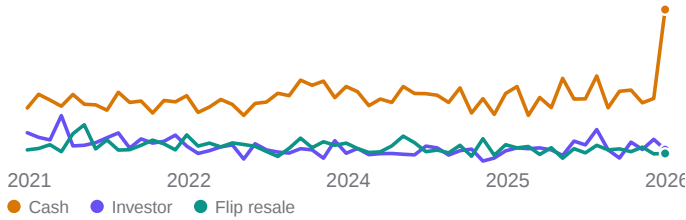
4.5%



## BUYERS & OUTCOMES

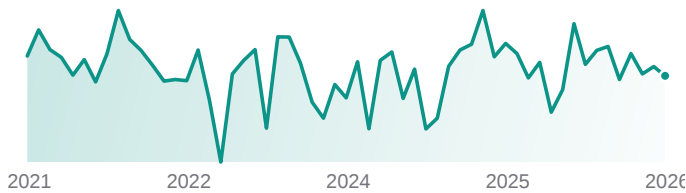
### Buyer mix

Cash 100% · Investor 7.5% · Flip resale 5.0%



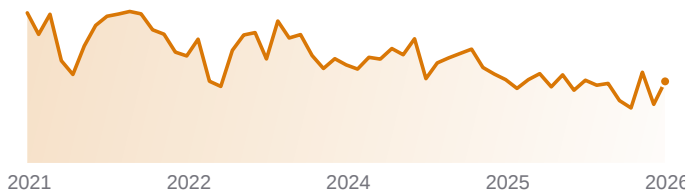
### Sellers who sold at a gain

88%

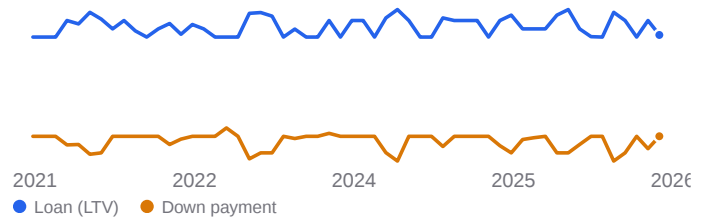


### Median annualized return at resale

+7.9%

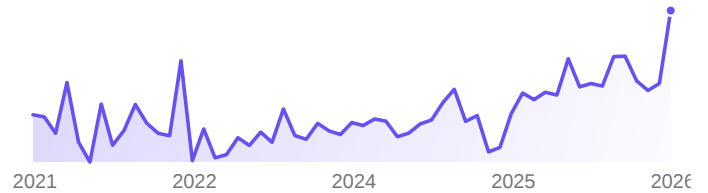


### Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



### Typical hold before selling

6.7 yrs



### Preforeclosure filings

Filings 5 · Auction stage 5



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 14,764    |
| Median value (AVM) | \$385K    |
| Median size        | 1,648 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1998      |
| Single family      | 86%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 61%     |
| Underwater (LTV 125% or more) | 2.2%    |
| Owner occupied                | 78%     |
| Company owned                 | 8.7%    |
| Median loan-to-value          | 39%     |
| Typical ownership tenure      | 7.4 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>37,079</b>    |
| Density                          | <b>160 / mi²</b> |
| Median household income          | <b>\$73K</b>     |
| Average household income         | <b>\$96K</b>     |
| Crime index (US avg 100)         | <b>117</b>       |
| Air pollution index (US avg 100) | <b>92</b>        |
| Earthquake index (US avg 100)    | <b>90</b>        |
| Homes occupied                   | <b>89%</b>       |
| Bachelor's or higher             | <b>16%</b>       |
| Poverty rate                     | <b>13.8%</b>     |
| Unemployment                     | <b>0.8%</b>      |
| Average temp                     | <b>59°F</b>      |
| Annual precip                    | <b>60 in</b>     |
| Sunshine                         | <b>61%</b>       |

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.