

Richmond County, GA

County · GA · Georgia

BUYER'S MARKET

\$173K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

2,303

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



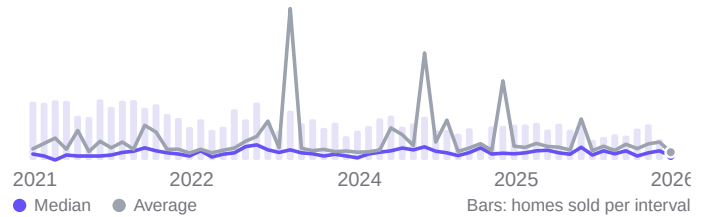
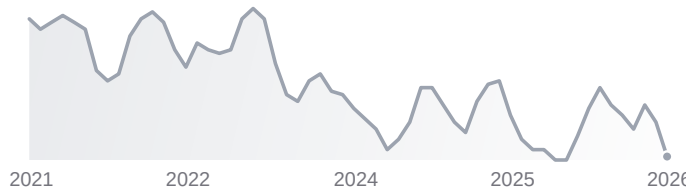
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$160K · Average \$179K

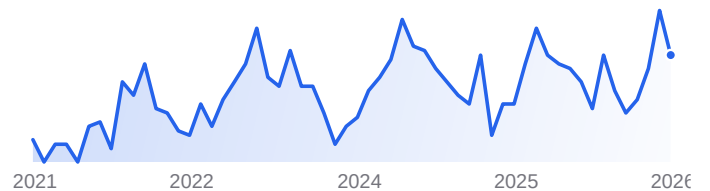
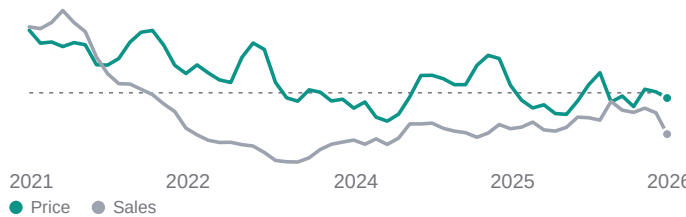


Growth (year over year)

Price -1.9% · Sales -15.5%

Price per square foot

\$123/ft²

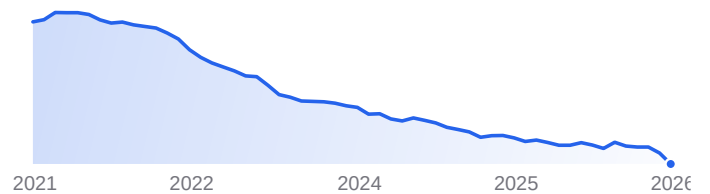
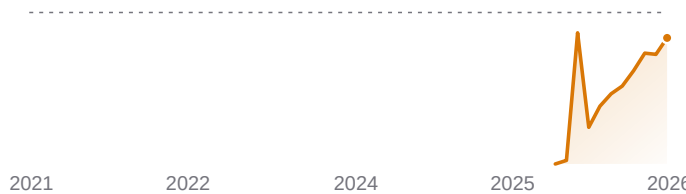


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

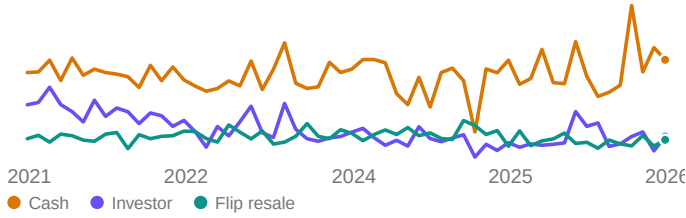
3.4%



BUYERS & OUTCOMES

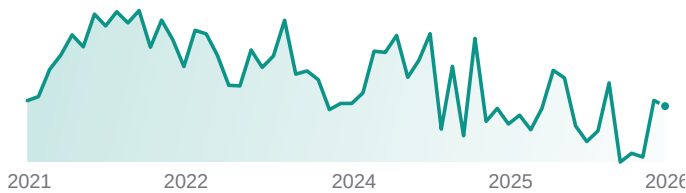
Buyer mix

Cash 46% · Investor 13% · Flip resale 12%



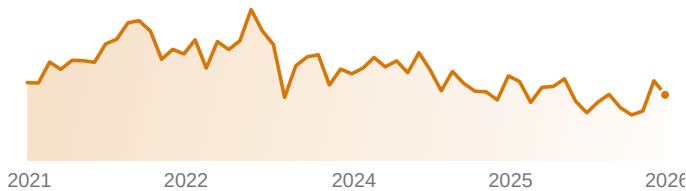
Sellers who sold at a gain

85%

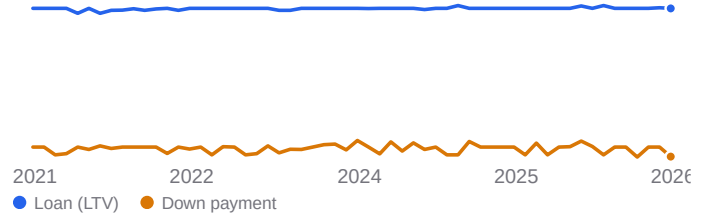


Median annualized return at resale

+5.4%

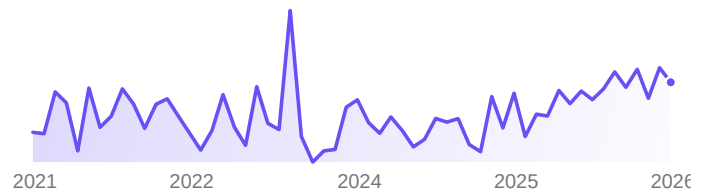


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.9%



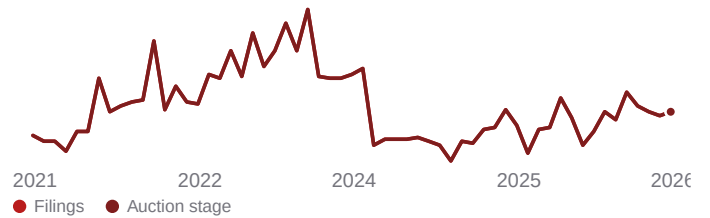
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 32 · Auction stage 32



HOUSING STOCK

Homes	68,584
Median value (AVM)	\$173K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1976
Single family	91%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.1%
Owner occupied	66%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	206,961
Density	638 / mi²
Median household income	\$54K
Average household income	\$73K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	67
Earthquake index (US avg 100)	90
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	17.0%
Unemployment	1.3%
Average temp	63°F
Annual precip	48 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.