

Rockdale County, GA

County · GA · Georgia

BUYER'S MARKET

\$279K

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

1,162

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



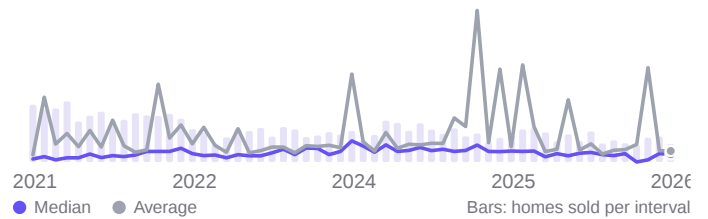
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$287K · Average \$302K

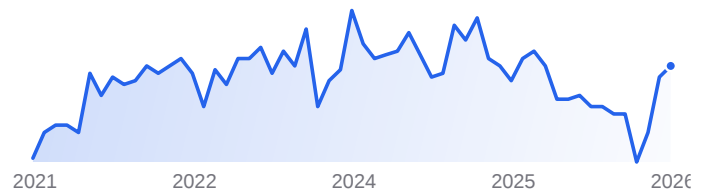
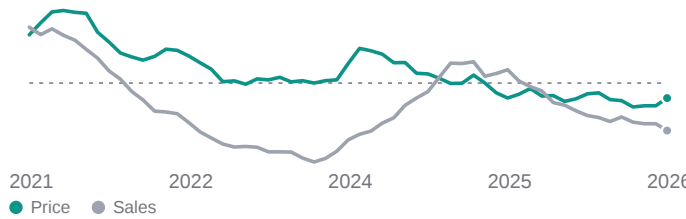


Growth (year over year)

Price -7.4% · Sales -23.2%

Price per square foot

\$155/ft²

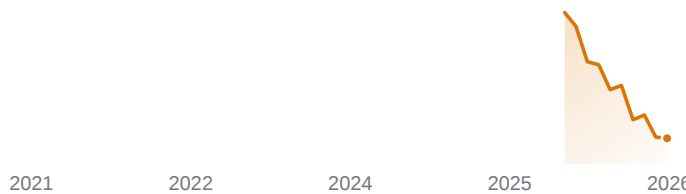


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

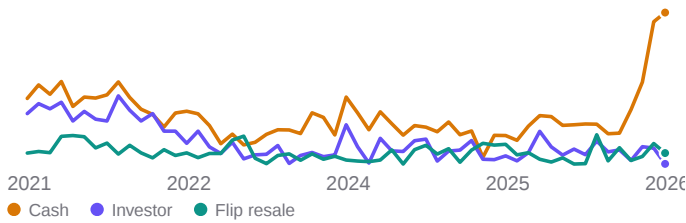
3.7%



BUYERS & OUTCOMES

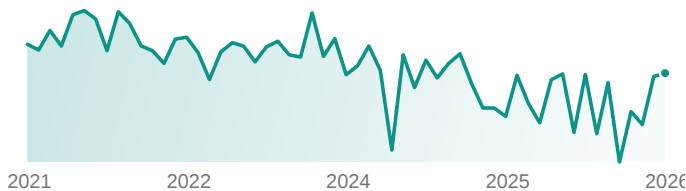
Buyer mix

Cash 100% · Investor 9.1% · Flip resale 16%



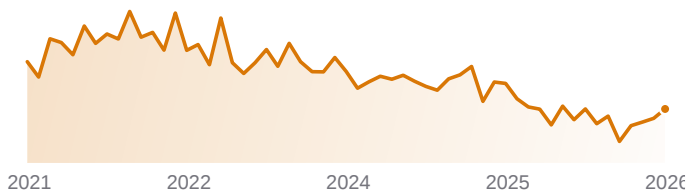
Sellers who sold at a gain

87%

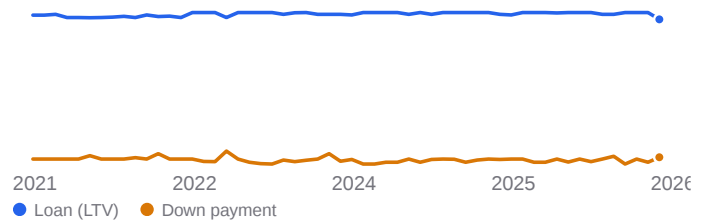


Median annualized return at resale

+5.5%

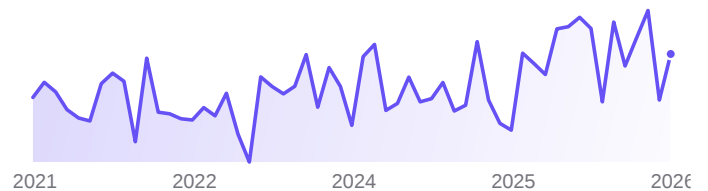


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.1%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 32 · Auction stage 32



HOUSING STOCK

Homes	31,093
Median value (AVM)	\$296K
Median size	1,974 ft²
Median bedrooms	3
Median year built	1989
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.0%
Owner occupied	82%
Company owned	15%
Median loan-to-value	52%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	98,196
Density	756 / mi²
Median household income	\$73K
Average household income	\$99K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	49
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	9.4%
Unemployment	1.2%
Average temp	62°F
Annual precip	51 in
Sunshine	61%

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.