

Schley County, GA

County · GA · Georgia

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

+34.3%

1-YR CHANGE

45

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



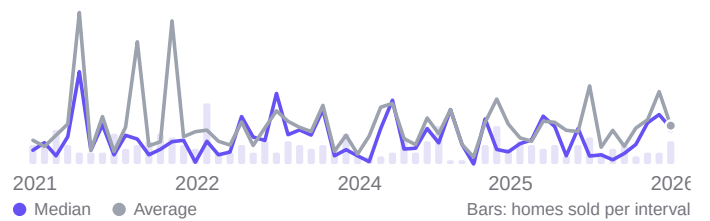
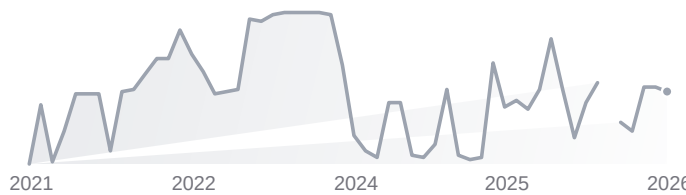
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$201K · Average \$215K

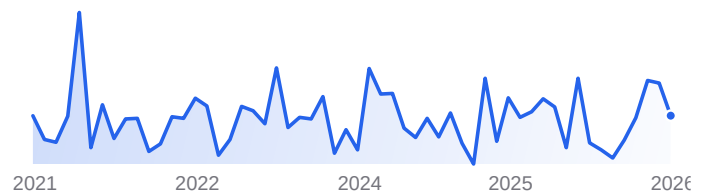
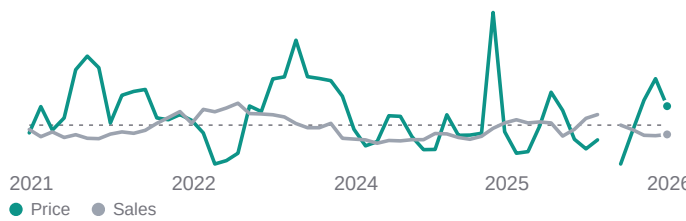


Growth (year over year)

Price +34.3% · Sales -16.7%

Price per square foot

\$97/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

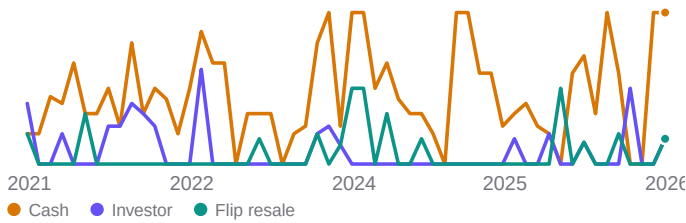
2.5%



BUYERS & OUTCOMES

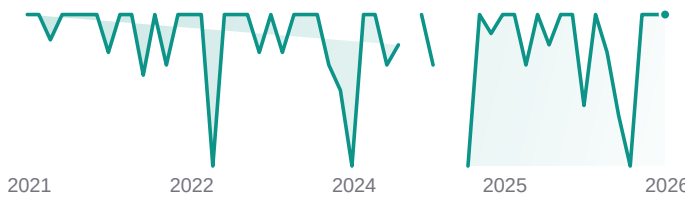
Buyer mix

Cash 100% · Investor 17% · Flip resale 17%



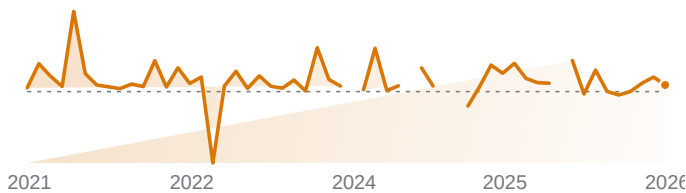
Sellers who sold at a gain

100%

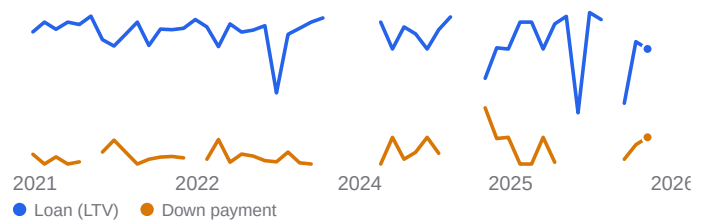


Median annualized return at resale

+4.2%

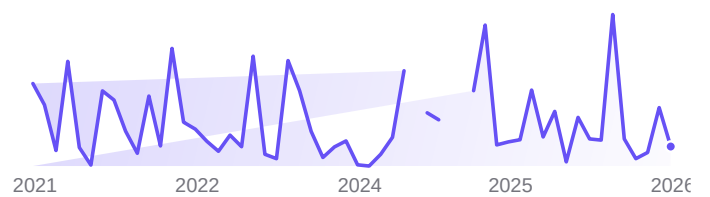


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



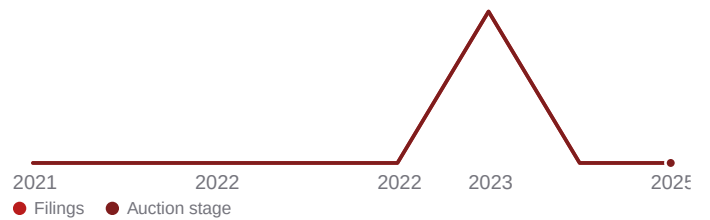
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,816
Median value (AVM)	\$156K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1987
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.9%
Owner occupied	79%
Company owned	7.2%
Median loan-to-value	38%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	4,533
Density	27 / mi²
Median household income	\$54K
Average household income	\$67K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	16.0%
Unemployment	0.8%
Average temp	65°F
Annual precip	49 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.