

Screven County, GA

County · GA · Georgia

SELLER'S MARKET

\$202K

MEDIAN SALE PRICE

+50.4%

1-YR CHANGE

143

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

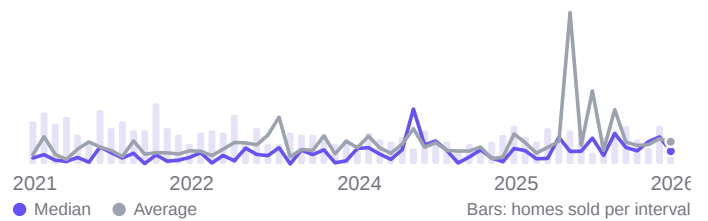
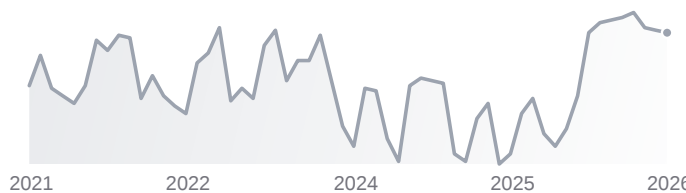
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$145K · Average \$213K

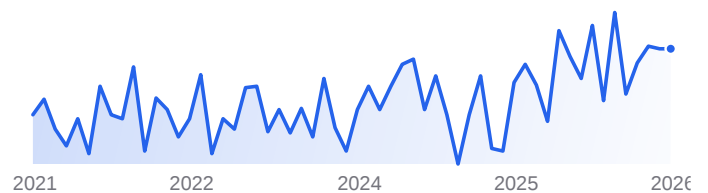
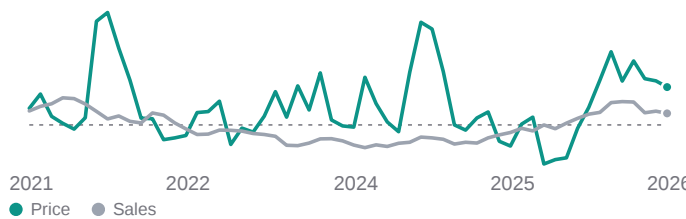


Growth (year over year)

Price +50.4% · Sales +15.3%

Price per square foot

\$121/ft²

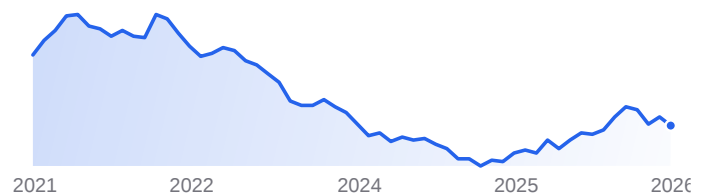
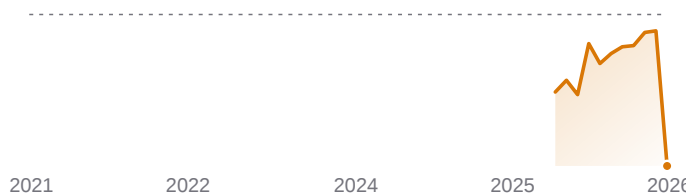


Sale premium vs estimated value

-20.4%

Annual turnover (share of homes sold)

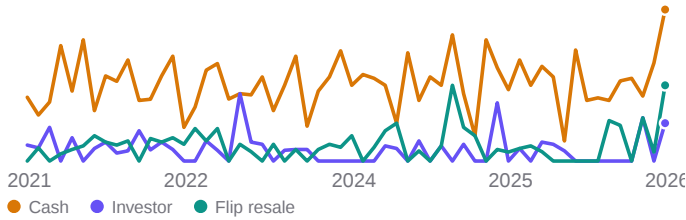
2.3%



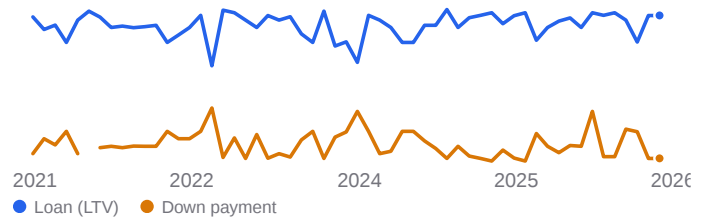
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 25% · Flip resale 50%

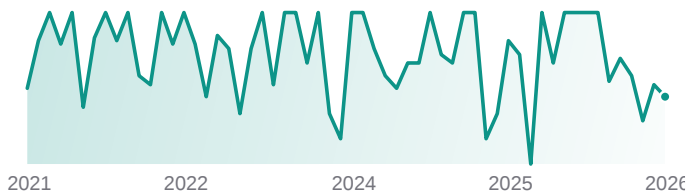


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



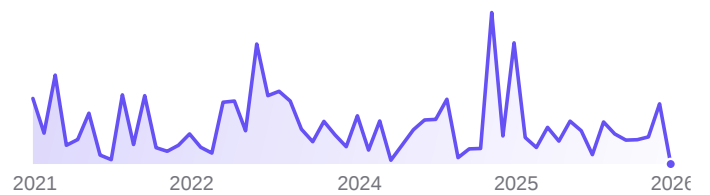
Sellers who sold at a gain

67%



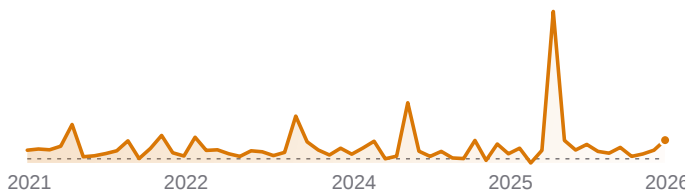
Typical hold before selling

0.2 yrs



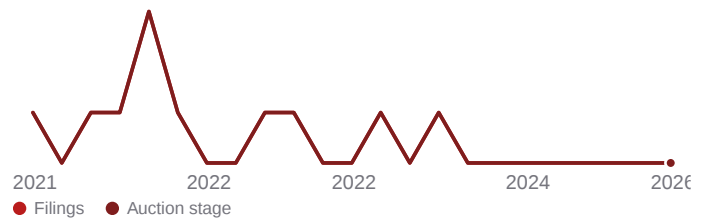
Median annualized return at resale

+17.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,101
Median value (AVM)	\$176K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1981
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.4%
Owner occupied	71%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	14,443
Density	22 / mi²
Median household income	\$52K
Average household income	\$72K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	90
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	19.6%
Unemployment	1.0%
Average temp	65°F
Annual precip	48 in
Sunshine	62%

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.