

Spalding County, GA

County · GA · Georgia

BUYER'S MARKET

\$237K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

1,104

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



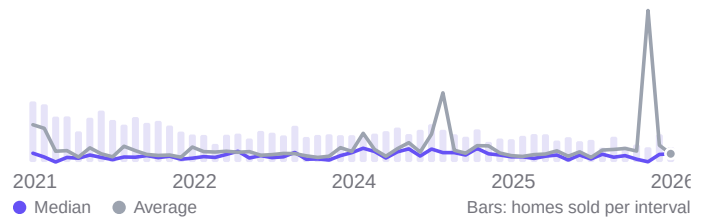
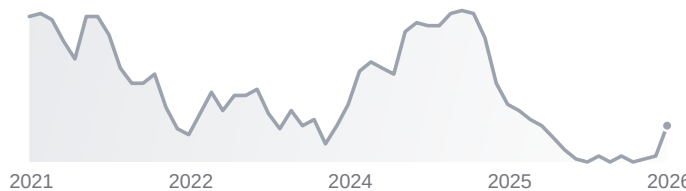
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$260K · Average \$260K

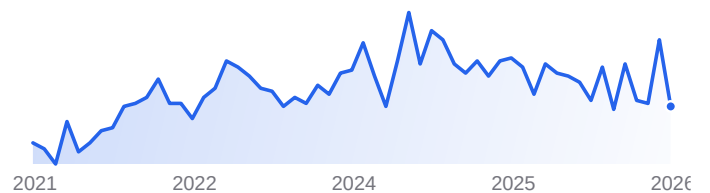
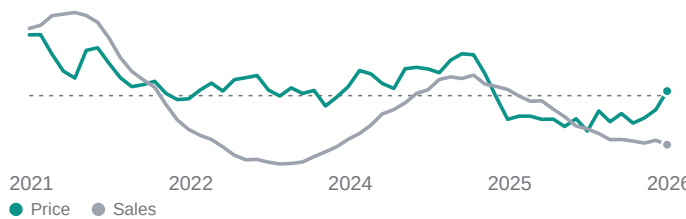


Growth (year over year)

Price +2.5% · Sales -26.6%

Price per square foot

\$139/ft²

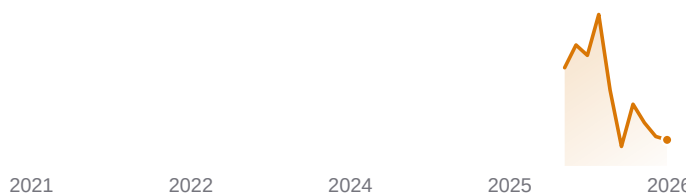


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

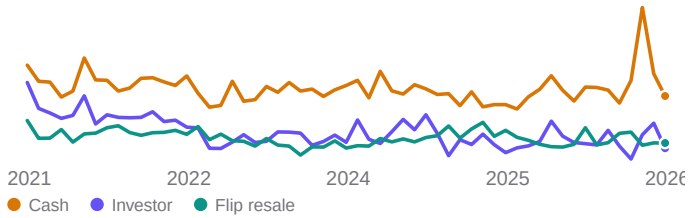
4.4%



BUYERS & OUTCOMES

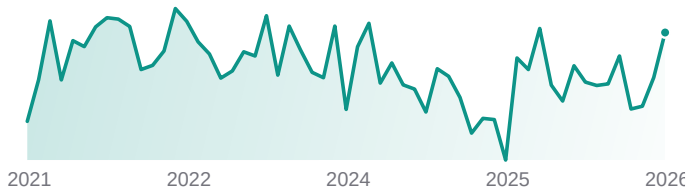
Buyer mix

Cash 37% · Investor 7.5% · Flip resale 10%



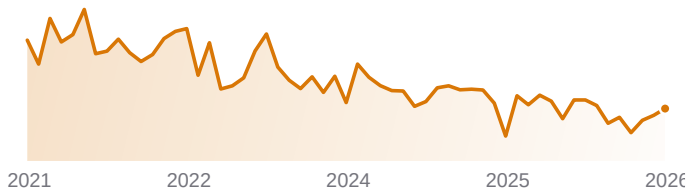
Sellers who sold at a gain

88%

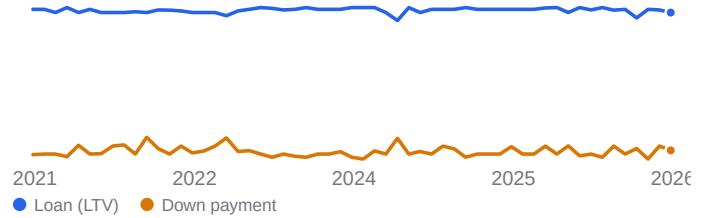


Median annualized return at resale

+5.9%

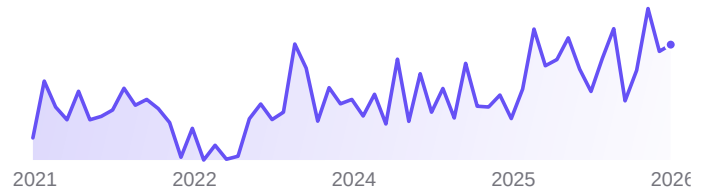


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.3%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	25,319
Median value (AVM)	\$227K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1986
Single family	83%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.8%
Owner occupied	76%
Company owned	15%
Median loan-to-value	45%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	70,888
Density	362 / mi²
Median household income	\$59K
Average household income	\$93K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	42
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	21.0%
Unemployment	1.1%
Average temp	62°F
Annual precip	50 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.