

Tattnall County, GA

County · GA · Georgia

BUYER'S MARKET

\$151K

MEDIAN SALE PRICE

-12.3%

1-YR CHANGE

226

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



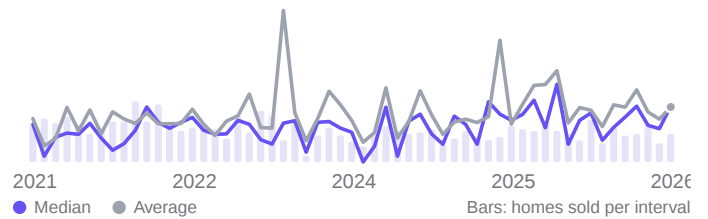
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$185K · Average \$183K

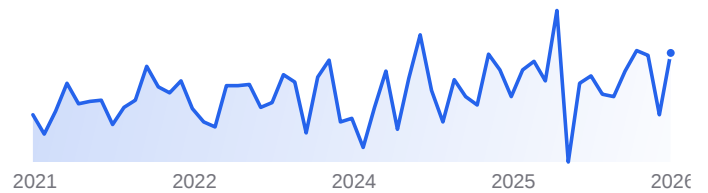
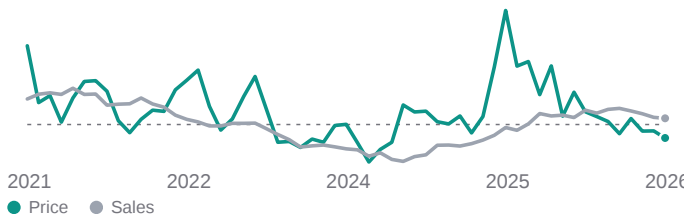


Growth (year over year)

Price -12.3% · Sales +5.6%

Price per square foot

\$123/ft²

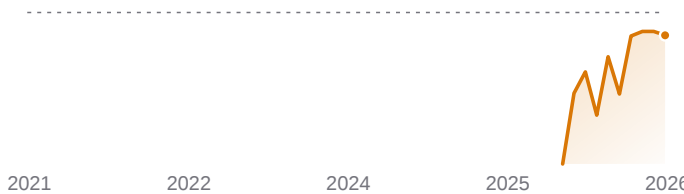


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

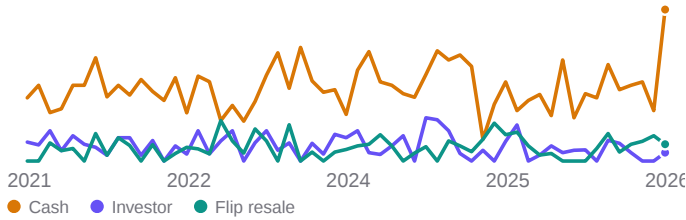
3.0%



BUYERS & OUTCOMES

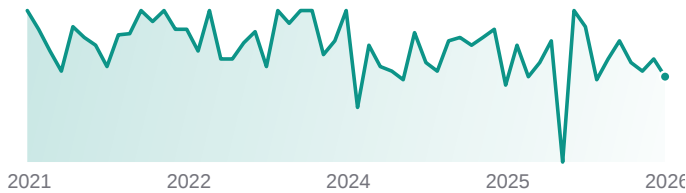
Buyer mix

Cash 100% · Investor 5.6% · Flip resale 11%



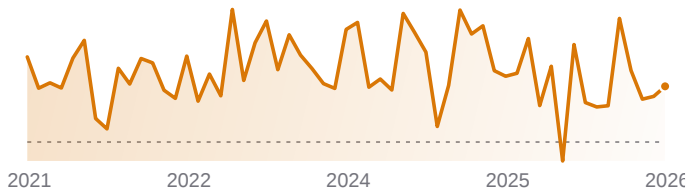
Sellers who sold at a gain

73%

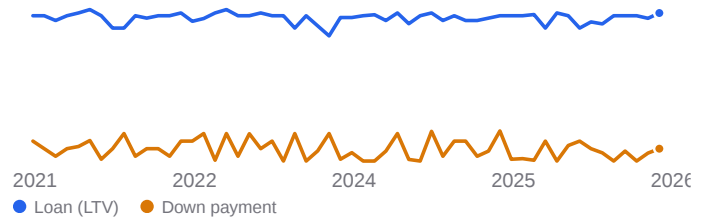


Median annualized return at resale

+6.3%

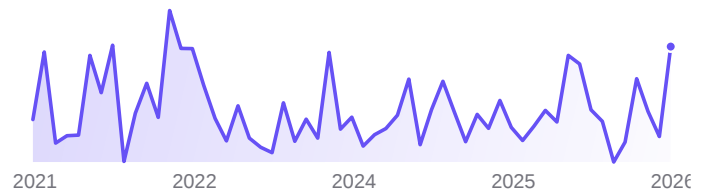


Financing (share of purchase price) Loan (LTV) 100% · Down payment 10%



Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,661
Median value (AVM)	\$172K
Median size	1,533 ft²
Median bedrooms	3
Median year built	1983
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.4%
Owner occupied	74%
Company owned	9.2%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	24,386
Density	51 / mi²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	49
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	13.8%
Unemployment	0.6%
Average temp	66°F
Annual precip	48 in
Sunshine	62%

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.