

Towns County, GA

County · GA · Georgia

BALANCED MARKET

\$326K

MEDIAN SALE PRICE

-12.3%

1-YR CHANGE

337

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



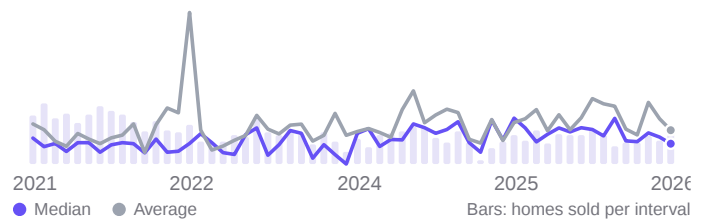
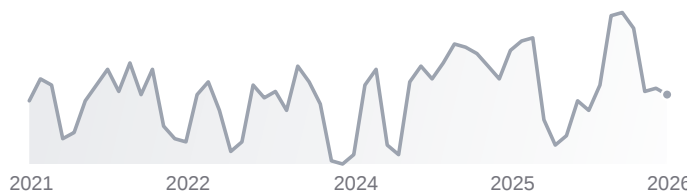
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$295K · Average \$367K

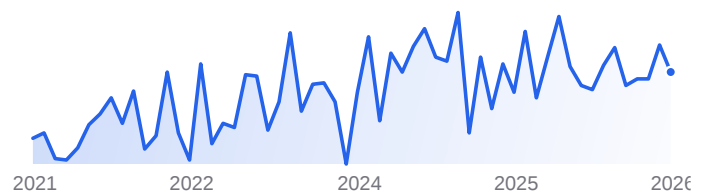
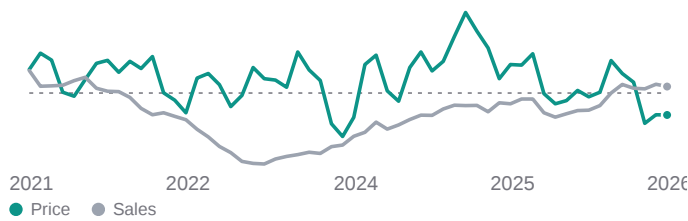


Growth (year over year)

Price -12.3% · Sales +3.7%

Price per square foot

\$212/ft²

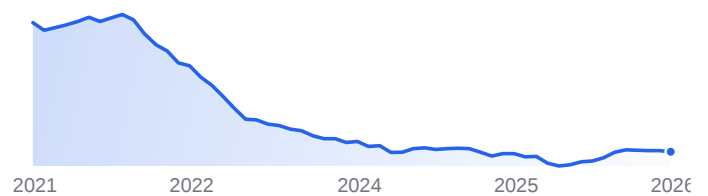


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

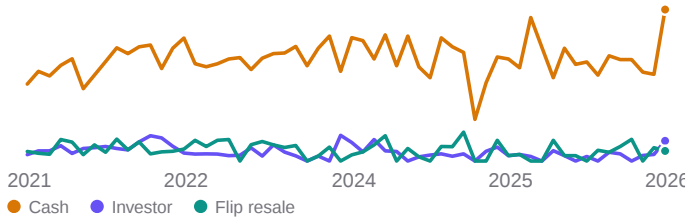
3.8%



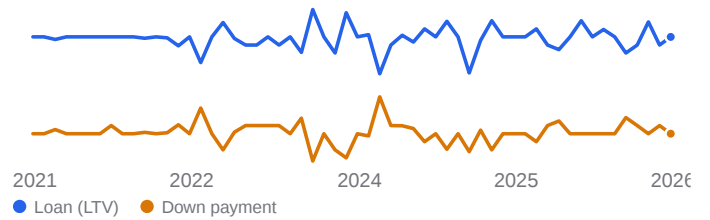
BUYERS & OUTCOMES

Buyer mix

Cash 91% · Investor 12% · Flip resale 6.1%

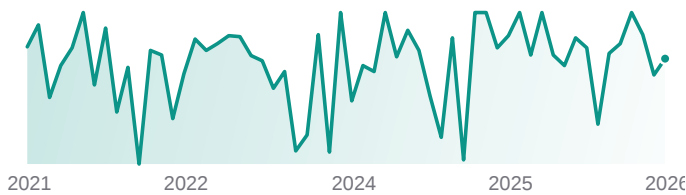


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



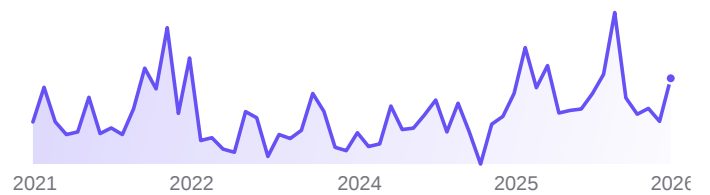
Sellers who sold at a gain

91%



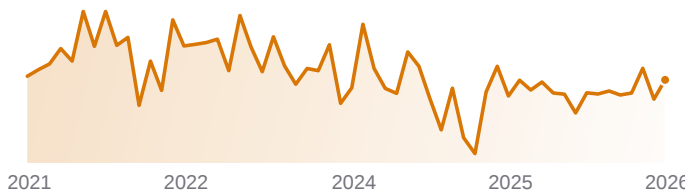
Typical hold before selling

7.0 yrs



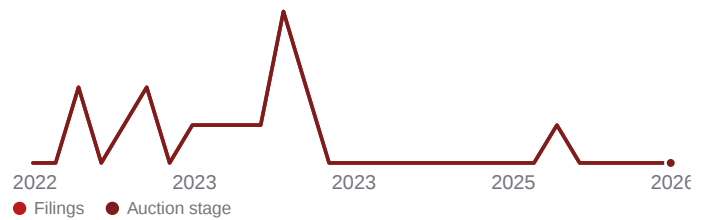
Median annualized return at resale

+9.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,866
Median value (AVM)	\$385K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1996
Single family	89%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.4%
Owner occupied	60%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	13,307
Density	80 / mi²
Median household income	\$59K
Average household income	\$82K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	97
Homes occupied	65%
Bachelor's or higher	20%
Poverty rate	14.7%
Unemployment	0.9%
Average temp	55°F
Annual precip	62 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.