

Treutlen County, GA

County · GA · Georgia

BUYER'S MARKET

\$103K

MEDIAN SALE PRICE

+23.2%

1-YR CHANGE

44

SALES (12 MO)

\$92K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



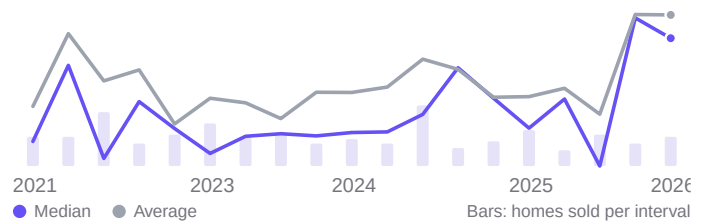
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$167K · Average \$190K

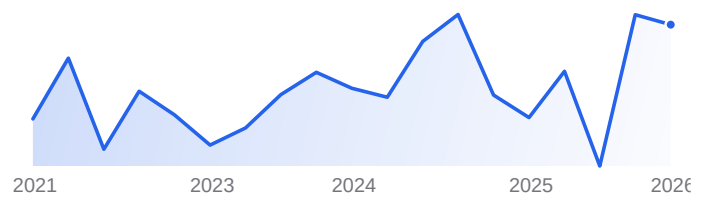
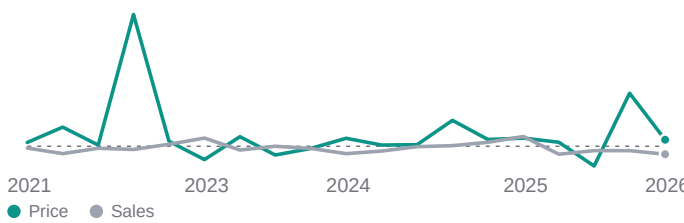


Growth (year over year)

Price +23.2% · Sales -29.0%

Price per square foot

\$105/ft²



Sale premium vs estimated value

+68.6%

Annual turnover (share of homes sold)

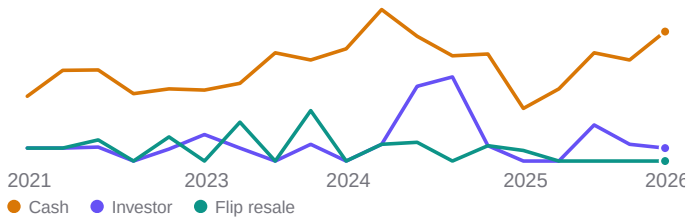
1.7%



BUYERS & OUTCOMES

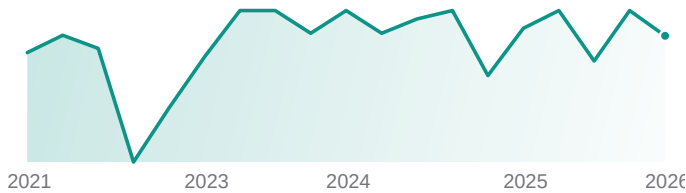
Buyer mix

Cash 77% · Investor 7.7% · Flip resale 0%



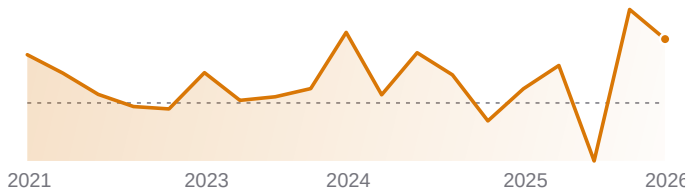
Sellers who sold at a gain

83%

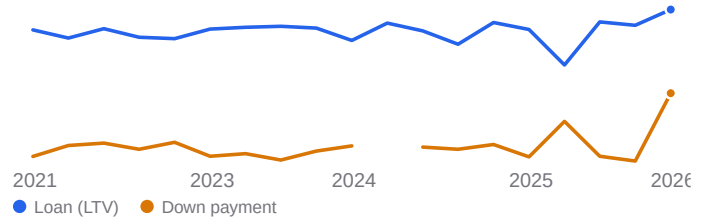


Median annualized return at resale

+22.6%

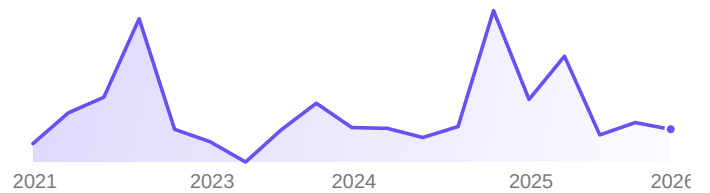


Financing (share of purchase price) Loan (LTV) 110% · Down payment 50%



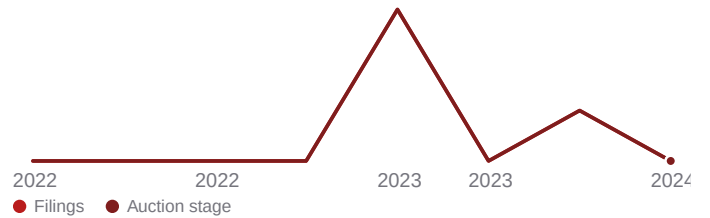
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,610
Median value (AVM)	\$92K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1976
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	5.5%
Owner occupied	67%
Company owned	9.0%
Median loan-to-value	0%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	6,457
Density	32 / mi²
Median household income	\$44K
Average household income	\$66K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	50
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	22.6%
Unemployment	0.9%
Average temp	65°F
Annual precip	47 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.