

Upson County, GA

County · GA · Georgia

BALANCED MARKET

\$217K

MEDIAN SALE PRICE

+25.0%

1-YR CHANGE

350

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



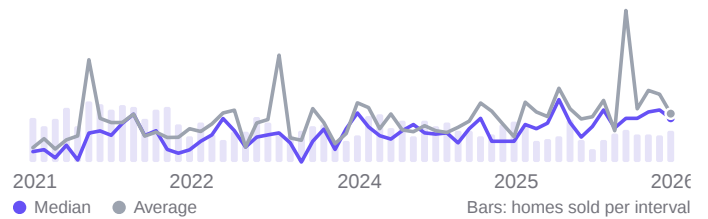
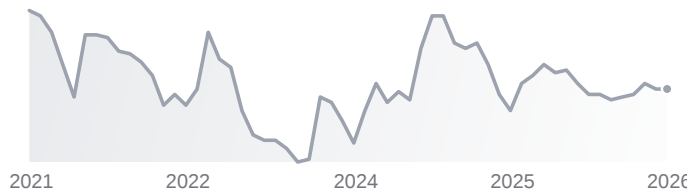
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$205K · Average \$216K

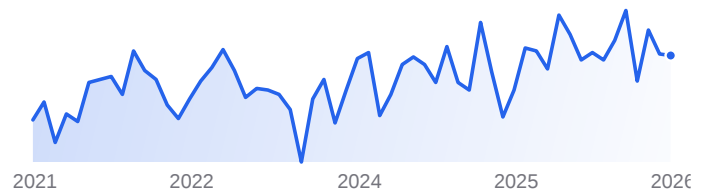
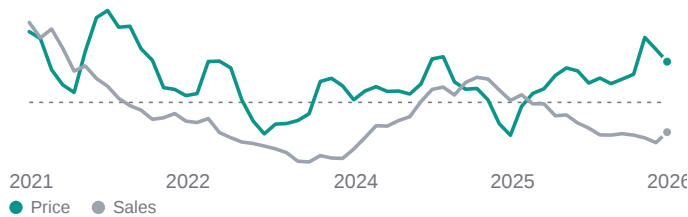


Growth (year over year)

Price +25.0% · Sales -18.4%

Price per square foot

\$133/ft²

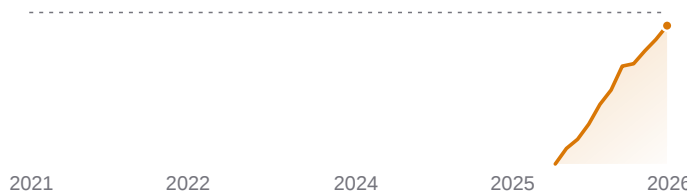


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

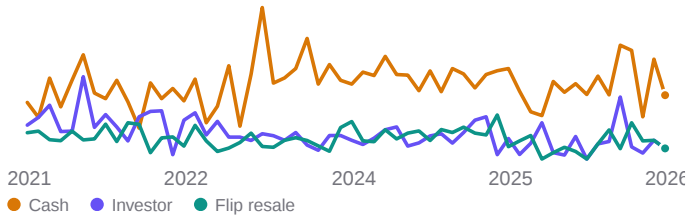
3.2%



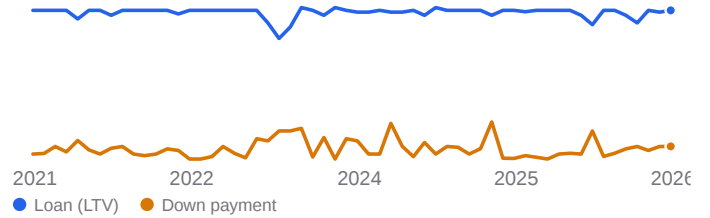
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 5.9% · Flip resale 5.9%

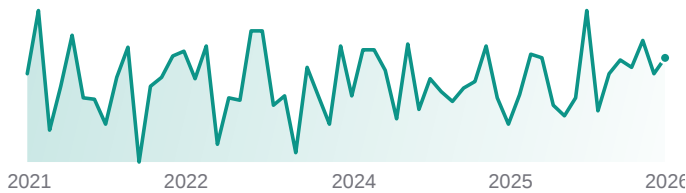


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



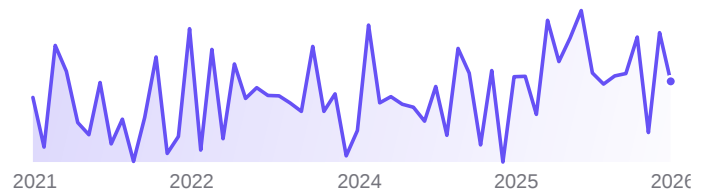
Sellers who sold at a gain

92%



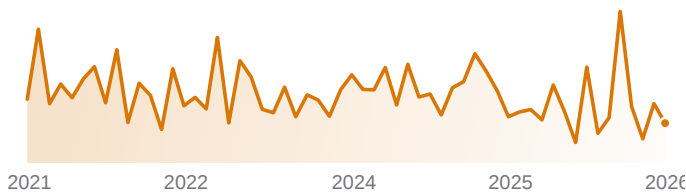
Typical hold before selling

3.7 yrs



Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	10,979
Median value (AVM)	\$172K
Median size	1,432 ft²
Median bedrooms	3
Median year built	1972
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.5%
Owner occupied	72%
Company owned	9.5%
Median loan-to-value	32%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	28,584
Density	88 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	41
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	21.5%
Unemployment	1.0%
Average temp	63°F
Annual precip	50 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.