

Ware County, GA

County · GA · Georgia

SELLER'S MARKET

\$157K

MEDIAN SALE PRICE

+21.1%

1-YR CHANGE

424

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



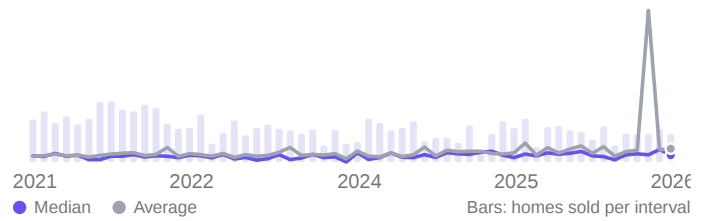
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$135K · Average \$205K

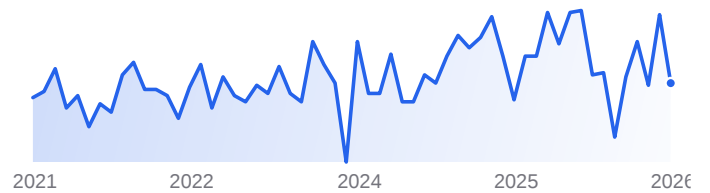
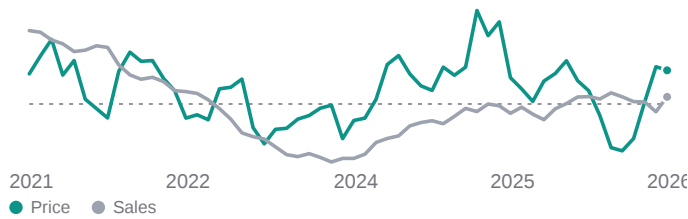


Growth (year over year)

Price +21.1% · Sales +4.4%

Price per square foot

\$81/ft²

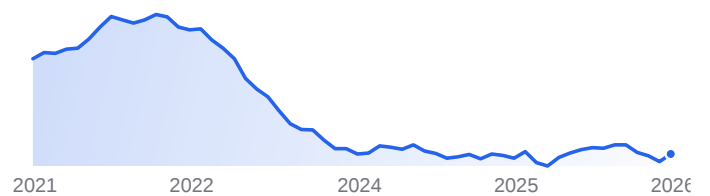
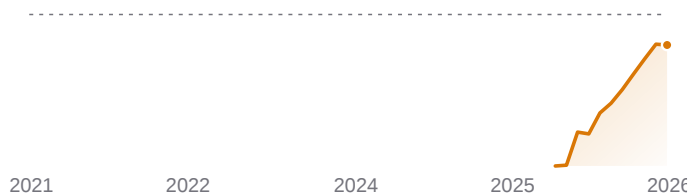


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

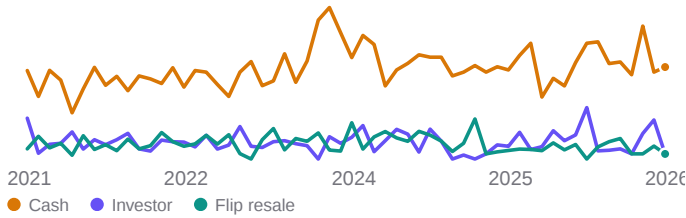
3.2%



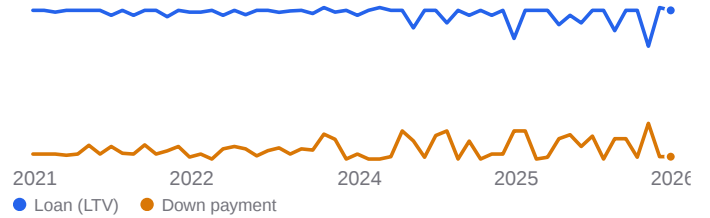
BUYERS & OUTCOMES

Buyer mix

Cash 53% · Investor 2.9% · Flip resale 2.9%

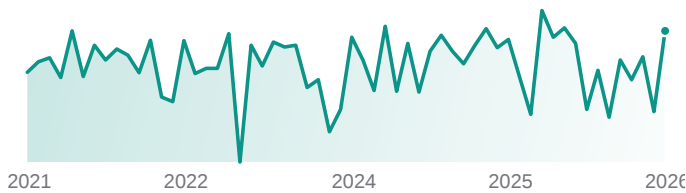


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.3%



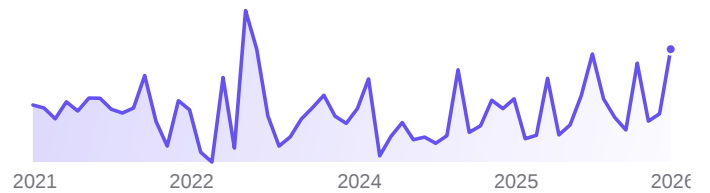
Sellers who sold at a gain

94%



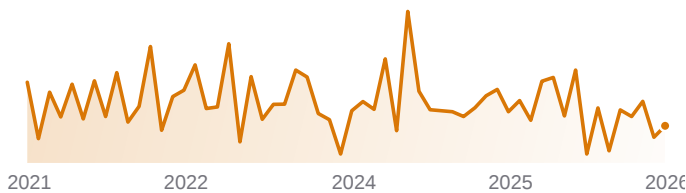
Typical hold before selling

7.6 yrs



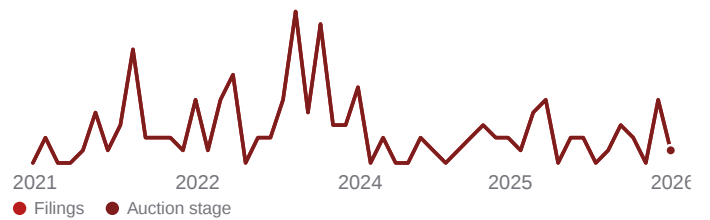
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,261
Median value (AVM)	\$131K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1971
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.0%
Owner occupied	71%
Company owned	8.9%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	36,534
Density	41 / mi²
Median household income	\$47K
Average household income	\$62K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	34
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	20.9%
Unemployment	1.0%
Average temp	67°F
Annual precip	50 in
Sunshine	66%

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.