

Washington County, GA

County · GA · Georgia

SELLER'S MARKET

\$160K

MEDIAN SALE PRICE

+31.5%

1-YR CHANGE

178

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



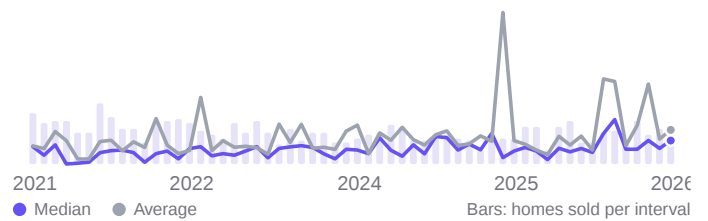
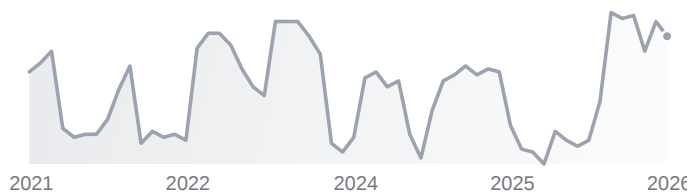
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$175K · Average \$236K

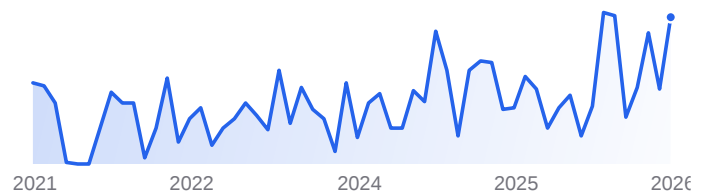
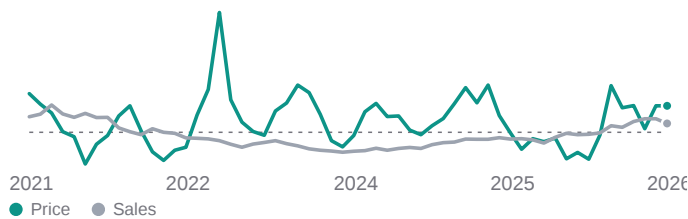


Growth (year over year)

Price +31.5% · Sales +10.6%

Price per square foot

\$132/ft²

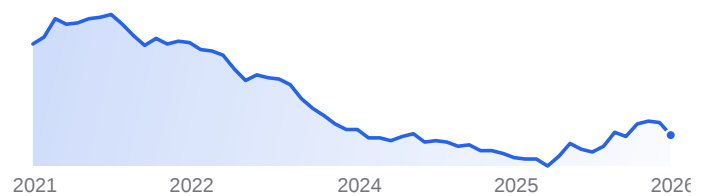
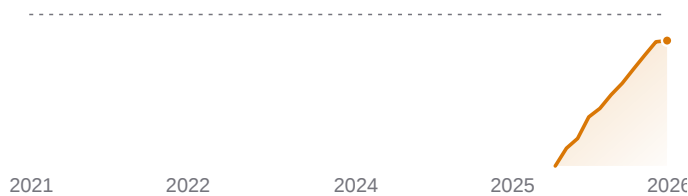


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

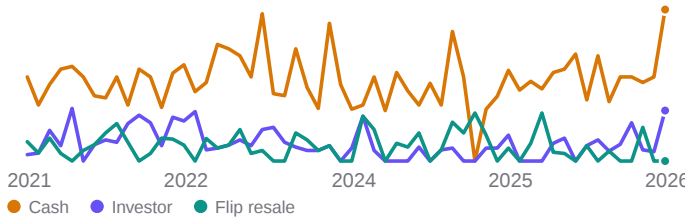
2.3%



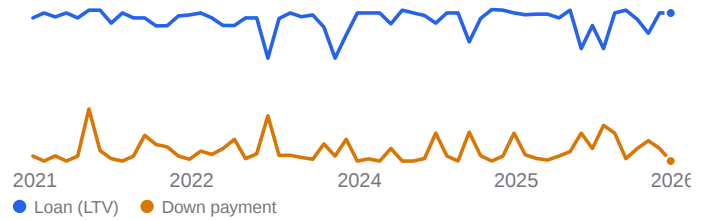
BUYERS & OUTCOMES

Buyer mix

Cash 90% · Investor 30% · Flip resale 0%

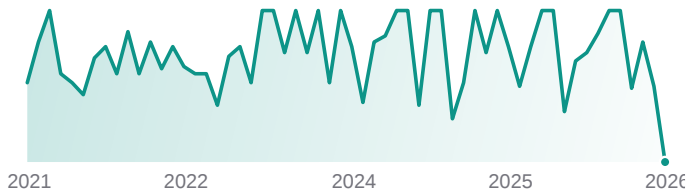


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



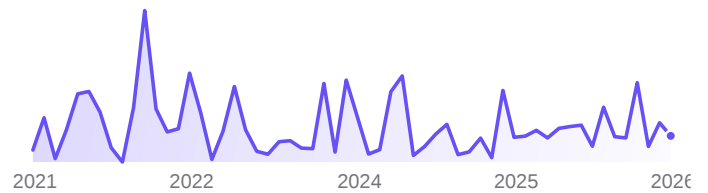
Sellers who sold at a gain

40%



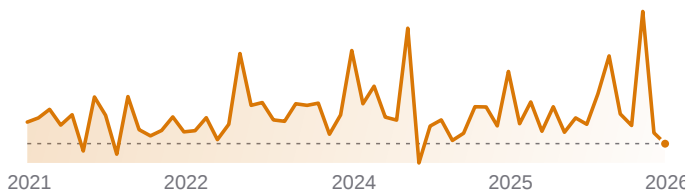
Typical hold before selling

3.5 yrs



Median annualized return at resale

+0.0%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,646
Median value (AVM)	\$123K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1981
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.6%
Owner occupied	72%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	19,944
Density	29 / mi²
Median household income	\$47K
Average household income	\$65K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	54
Homes occupied	88%
Bachelor's or higher	15%
Poverty rate	12.8%
Unemployment	1.1%
Average temp	64°F
Annual precip	47 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.