

Wayne County, GA

County · GA · Georgia

BALANCED MARKET

\$180K

MEDIAN SALE PRICE

-6.1%

1-YR CHANGE

337

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



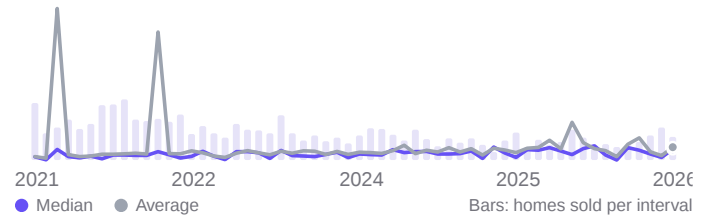
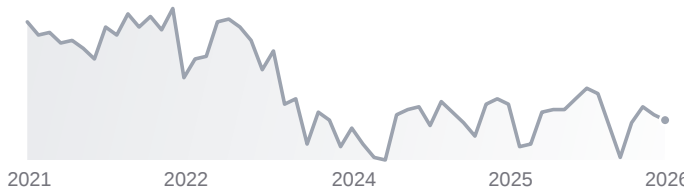
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$225K · Average \$246K

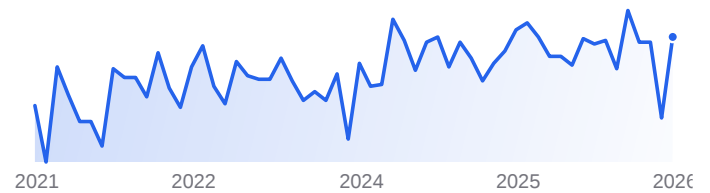
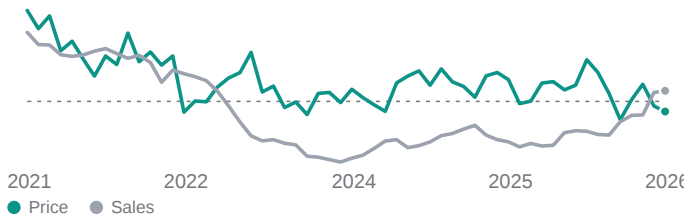


Growth (year over year)

Price -6.1% · Sales +6.3%

Price per square foot

\$133/ft²

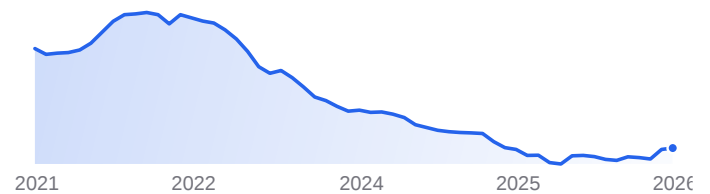
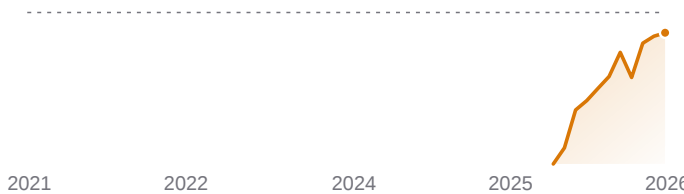


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

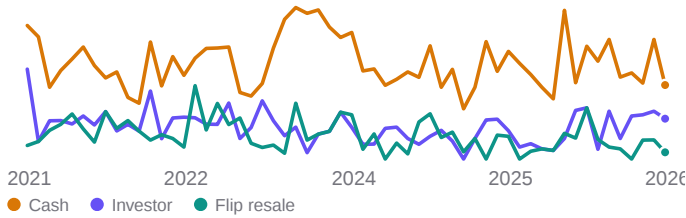
2.9%



BUYERS & OUTCOMES

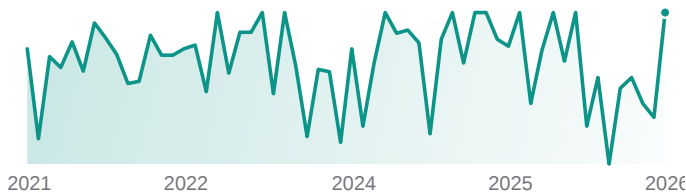
Buyer mix

Cash 34% · Investor 19% · Flip resale 3.1%



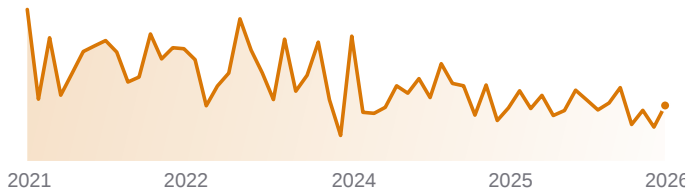
Sellers who sold at a gain

100%



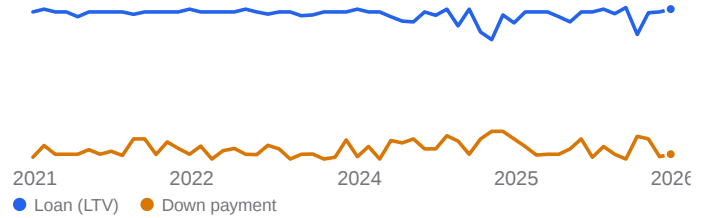
Median annualized return at resale

+7.0%



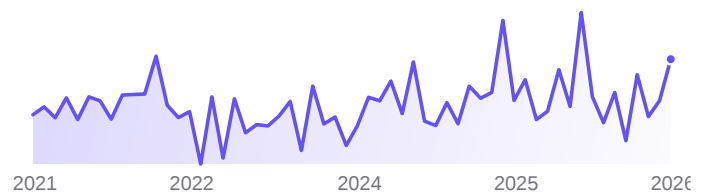
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.0%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,560
Median value (AVM)	\$207K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1987
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.9%
Owner occupied	74%
Company owned	9.4%
Median loan-to-value	17%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	32,519
Density	51 / mi²
Median household income	\$51K
Average household income	\$71K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	45
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	15.1%
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.