

White County, GA

County · GA · Georgia

BALANCED MARKET

\$313K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

559

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



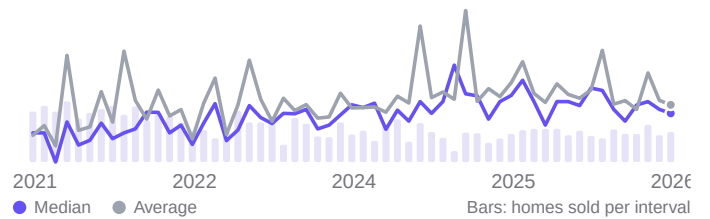
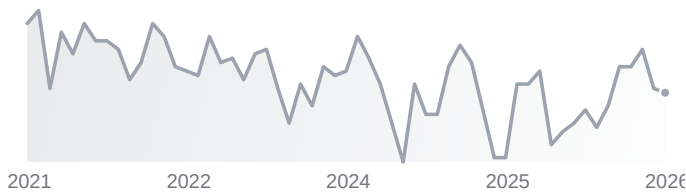
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$300K · Average \$322K

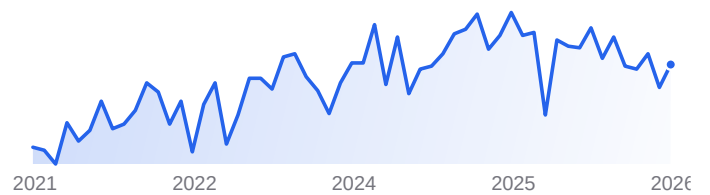
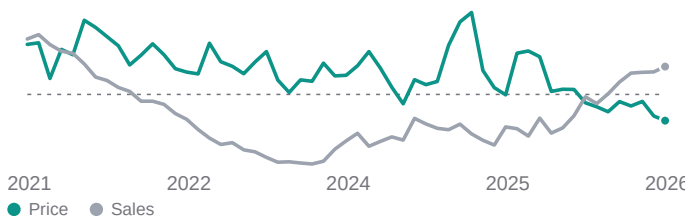


Growth (year over year)

Price -11.4% · Sales +12.0%

Price per square foot

\$204/ft²

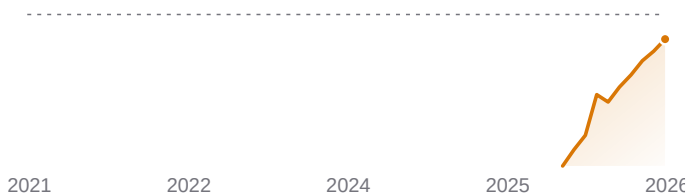


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

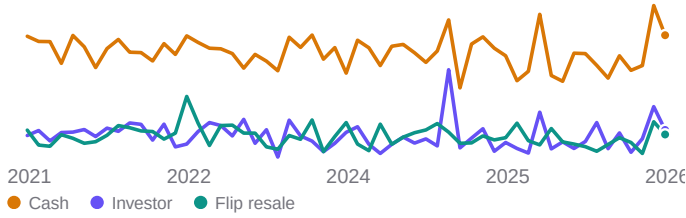
3.9%



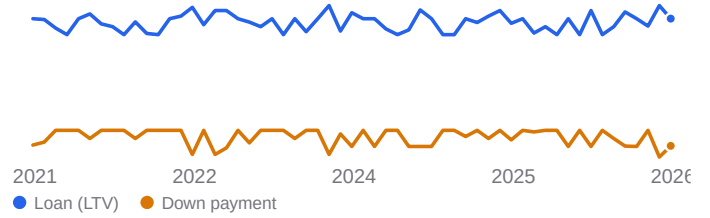
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 13% · Flip resale 11%

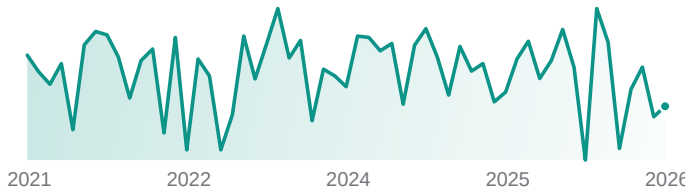


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



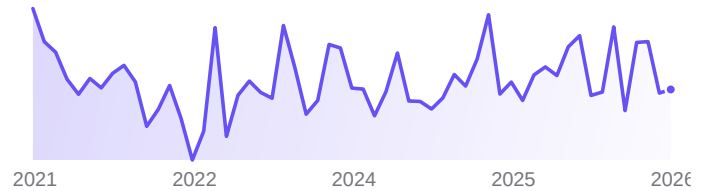
Sellers who sold at a gain

84%



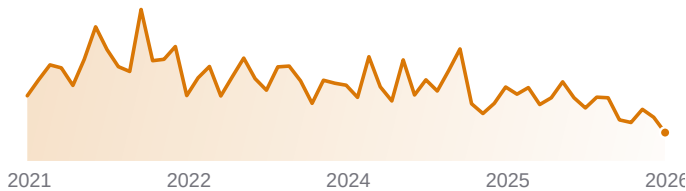
Typical hold before selling

3.5 yrs



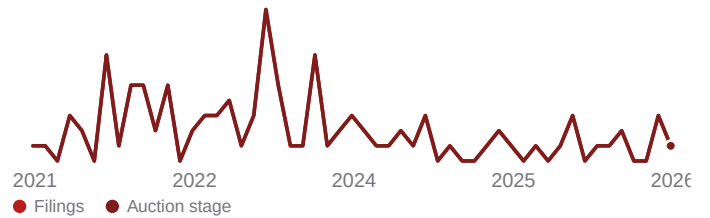
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,377
Median value (AVM)	\$338K
Median size	1,539 ft²
Median bedrooms	3
Median year built	1996
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.5%
Owner occupied	69%
Company owned	13%
Median loan-to-value	35%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	30,027
Density	125 / mi²
Median household income	\$69K
Average household income	\$85K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	74
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	13.9%
Unemployment	0.9%
Average temp	58°F
Annual precip	66 in
Sunshine	61%

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