

Garden City

City · GA · Georgia · Chatham County

SELLER'S MARKET

\$23M

MEDIAN SALE PRICE

7

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



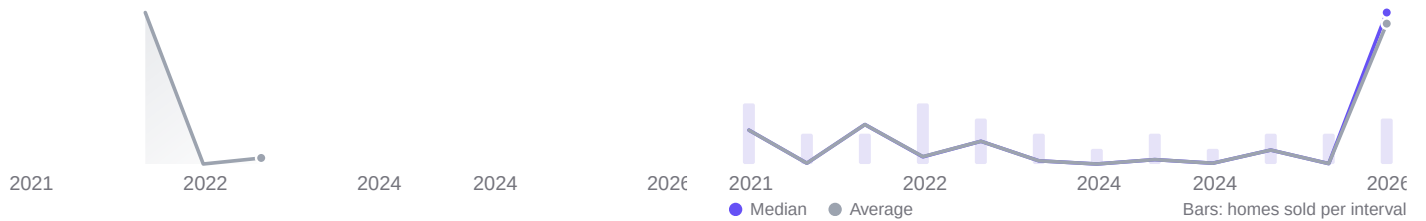
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$23M · Average \$21M

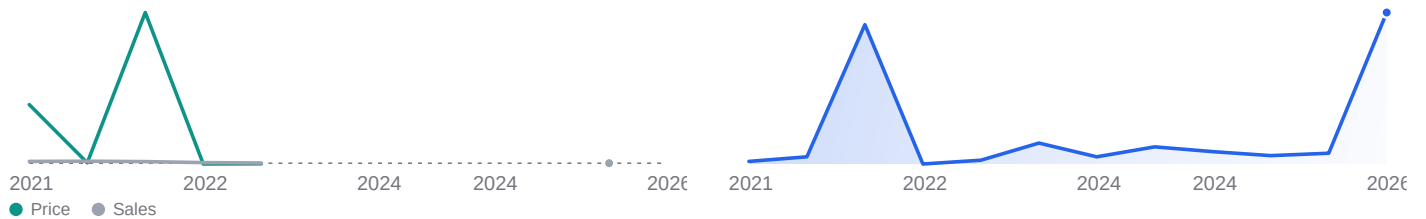


Growth (year over year)

Price -74.6% · Sales +0.0%

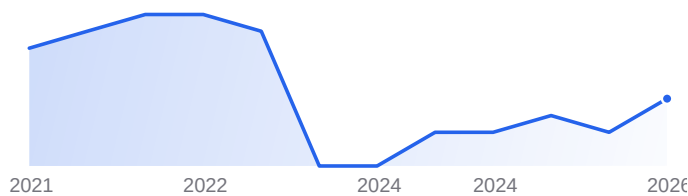
Price per square foot

\$1807/ft²



Annual turnover (share of homes sold)

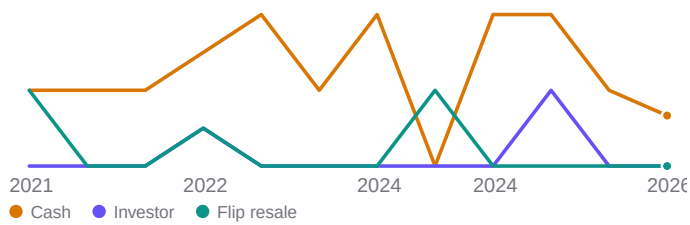
4.6%



BUYERS & OUTCOMES

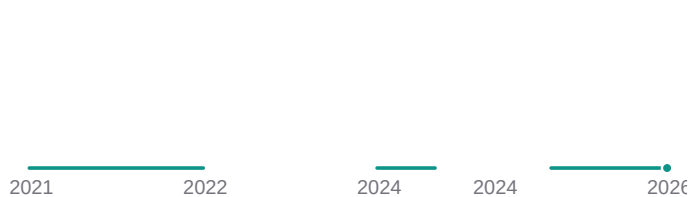
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



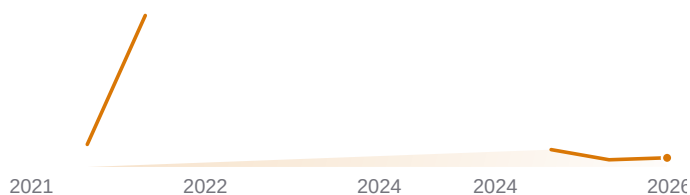
Sellers who sold at a gain

100%

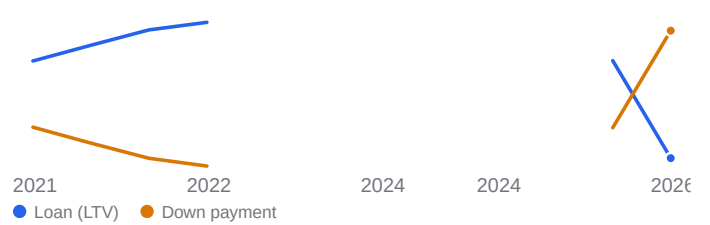


Median annualized return at resale

+6.2%

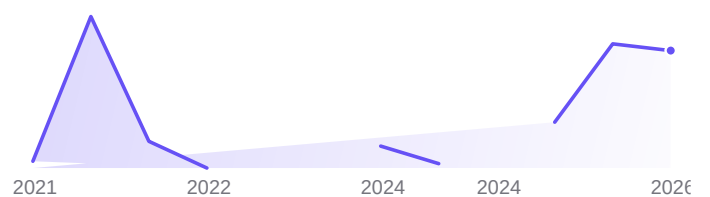


Financing (share of purchase price) Loan (LTV) 8.1% · Down payment 92%



Typical hold before selling

6.6 yrs



HOUSING STOCK

Homes	152
Median value (AVM)	\$261K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1962
Single family	68%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0%
Owner occupied	38%
Company owned	41%
Median loan-to-value	19%

Typical ownership tenure

19.8 yrs

COMMUNITY

Population	10,867
Density	759 / mi²
Median household income	\$51K
Average household income	\$69K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	81
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	11.4%
Unemployment	0.9%
Average temp	66°F
Annual precip	50 in
Sunshine	62%

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