

# Camak

City · GA · Georgia · Warren County

**\$68K**

MEDIAN SALE PRICE

**1**

SALES (12 MO)

**\$59K**

MEDIAN VALUE (AVM)

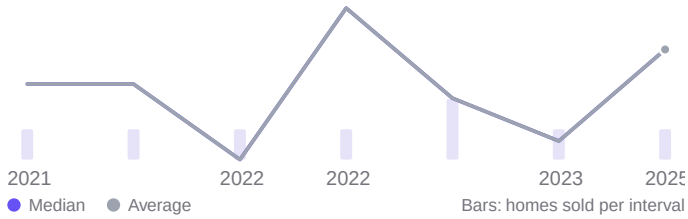
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$68K · Average \$68K

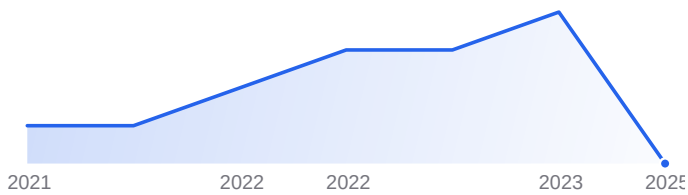
Price per square foot

\$40/ft<sup>2</sup>



Annual turnover (share of homes sold)

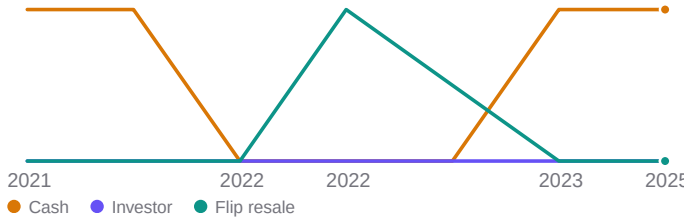
1.8%



## BUYERS & OUTCOMES

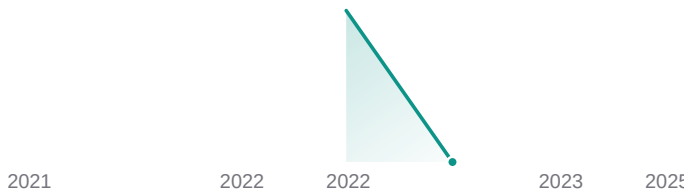
### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

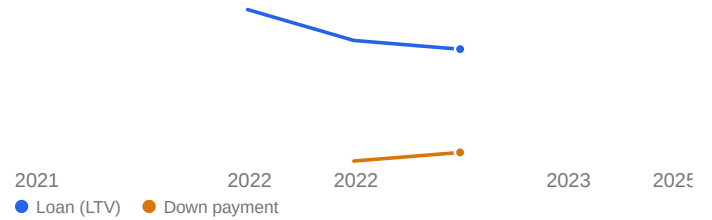


### Sellers who sold at a gain

50%

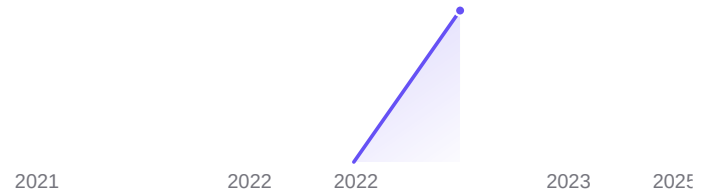


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



### Typical hold before selling

2.6 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 56        |
| Median value (AVM) | \$59K     |
| Median size        | 1,410 ft² |
| Median year built  | 1954      |
| Single family      | 86%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 60%      |
| Underwater (LTV 125% or more) | 3.3%     |
| Owner occupied                | 66%      |
| Company owned                 | 13%      |
| Median loan-to-value          | 6%       |
| Typical ownership tenure      | 10.1 yrs |

## COMMUNITY

|                          |           |
|--------------------------|-----------|
| Population               | 135       |
| Density                  | 170 / mi² |
| Median household income  | \$64K     |
| Average household income | \$73K     |
| Crime index (US avg 100) | 43        |

|                                  |              |
|----------------------------------|--------------|
| Air pollution index (US avg 100) | <b>69</b>    |
| Earthquake index (US avg 100)    | <b>72</b>    |
| Homes occupied                   | <b>90%</b>   |
| Bachelor's or higher             | <b>10%</b>   |
| Poverty rate                     | <b>17.8%</b> |
| Unemployment                     | <b>0.9%</b>  |
| Average temp                     | <b>63°F</b>  |
| Annual precip                    | <b>49 in</b> |
| Sunshine                         | <b>61%</b>   |

Market metrics are derived from recorded arms-length deeds through April 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.