

Moreland

City · GA · Georgia > Coweta County

BALANCED MARKET

\$555K

MEDIAN SALE PRICE

+38.1%

1-YR CHANGE

65

SALES (12 MO)

\$422K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

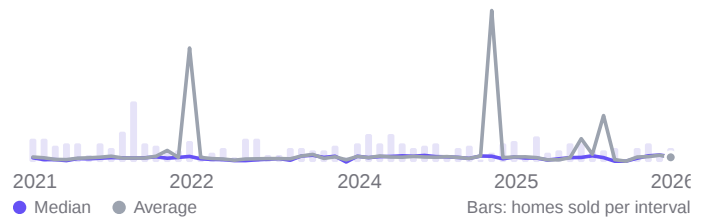
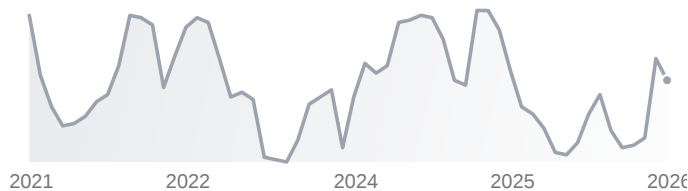
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$485K · Average \$435K

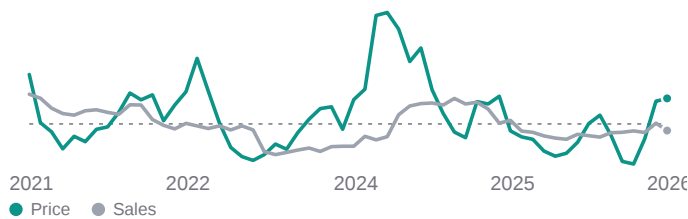


Growth (year over year)

Price +38.1% · Sales -9.7%

Price per square foot

\$137/ft²

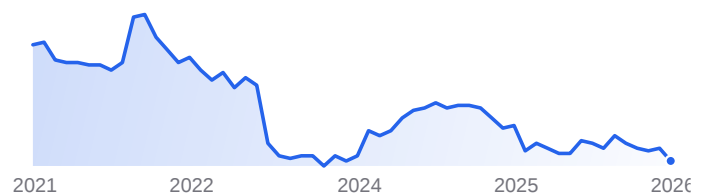


Sale premium vs estimated value

+0.4%

Annual turnover (share of homes sold)

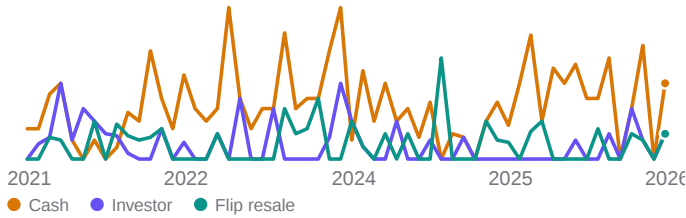
4.2%



BUYERS & OUTCOMES

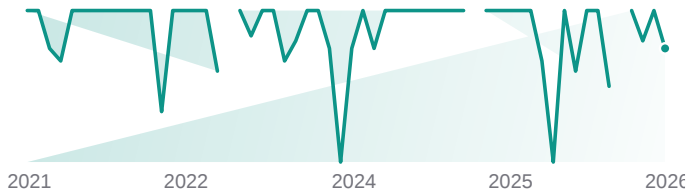
Buyer mix

Cash 50% · Investor 17% · Flip resale 17%



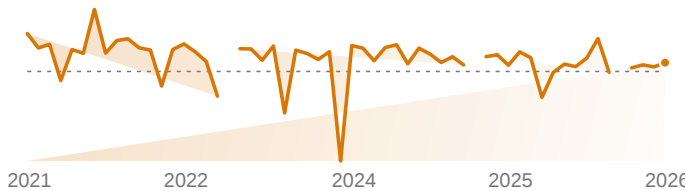
Sellers who sold at a gain

75%

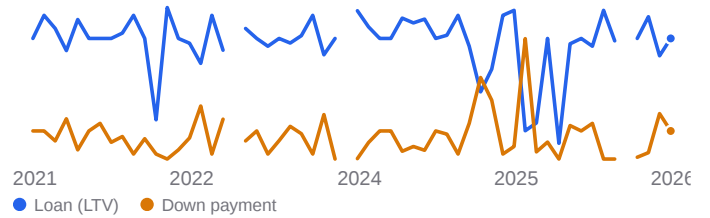


Median annualized return at resale

+4.4%

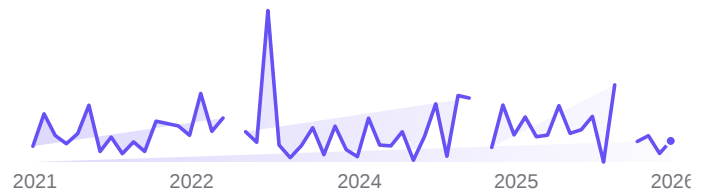


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



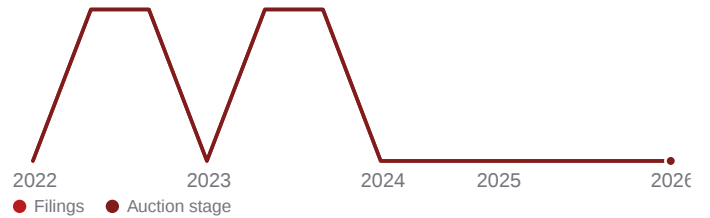
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,545
Median value (AVM)	\$422K
Median size	2,119 ft²
Median bedrooms	3
Median year built	1997
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.1%
Owner occupied	88%
Company owned	9.3%
Median loan-to-value	48%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	420
Density	465 / mi²
Median household income	\$91K
Average household income	\$126K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	4.3%
Unemployment	0.9%
Average temp	62°F
Annual precip	52 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.