

Villa Rica

City · GA · Georgia · Carroll County

SELLER'S MARKET

\$354K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

757

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

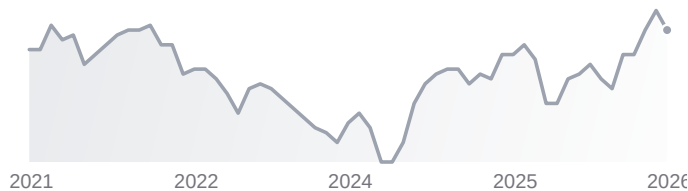
Seller's market · 61 / 100



MARKET TRENDS (5 YEARS)

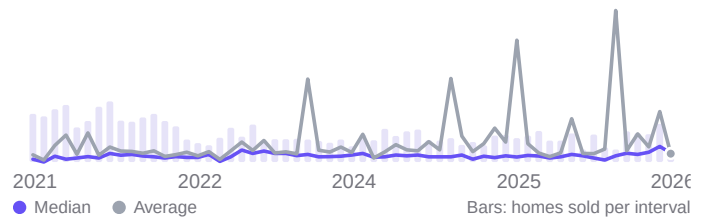
Market temperature (0–100)

61 / 100



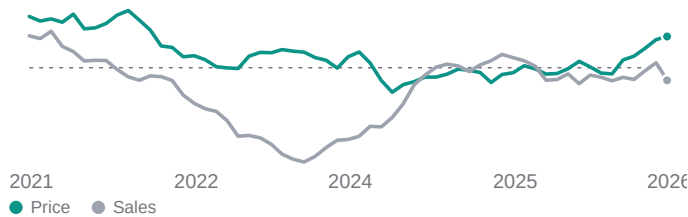
Sale prices

Median \$332K · Average \$327K



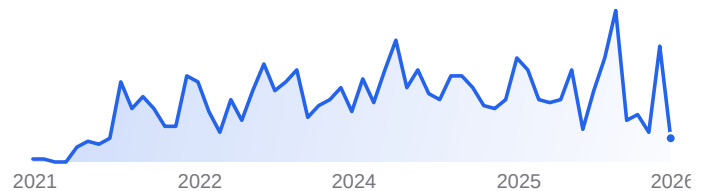
Growth (year over year)

Price +15.5% · Sales -6.3%



Price per square foot

\$155/ft²



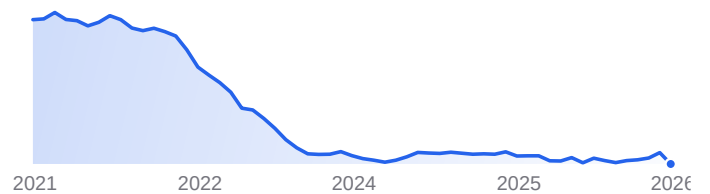
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

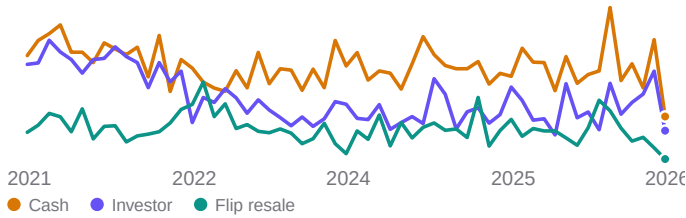
4.9%



BUYERS & OUTCOMES

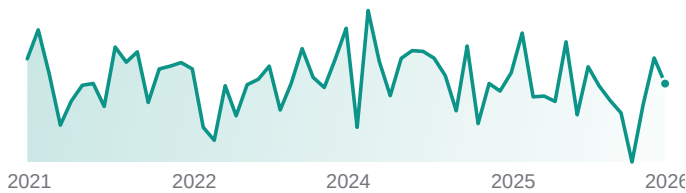
Buyer mix

Cash 18% · Investor 12% · Flip resale 0%



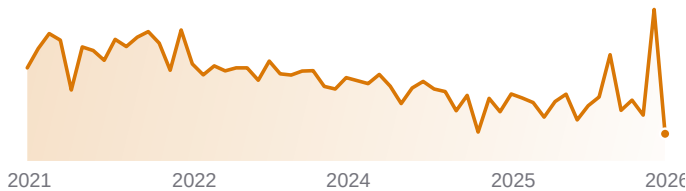
Sellers who sold at a gain

88%

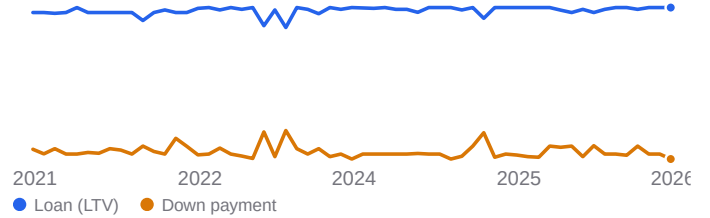


Median annualized return at resale

+3.1%

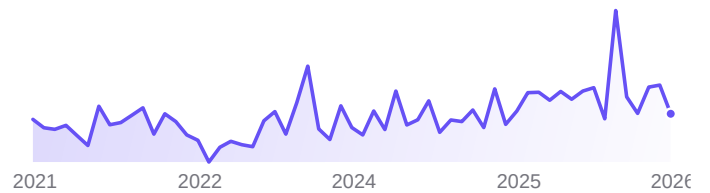


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



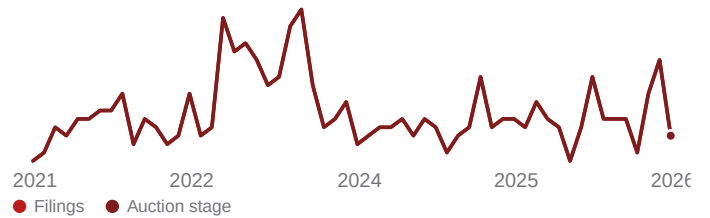
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	15,390
Median value (AVM)	\$305K
Median size	1,784 ft²
Median bedrooms	3
Median year built	2001
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.7%
Owner occupied	79%
Company owned	17%
Median loan-to-value	48%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	18,261
Density	1,247 / mi²
Median household income	\$81K
Average household income	\$101K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	56
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	8.6%
Unemployment	1.2%
Average temp	60°F
Annual precip	54 in
Sunshine	61%

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