

Greenville

City · GA · Georgia · Meriwether County

BALANCED MARKET

\$197K

MEDIAN SALE PRICE

+25.8%

1-YR CHANGE

63

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



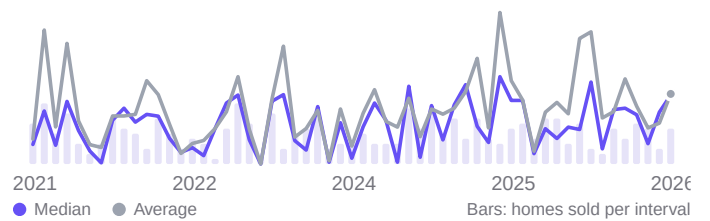
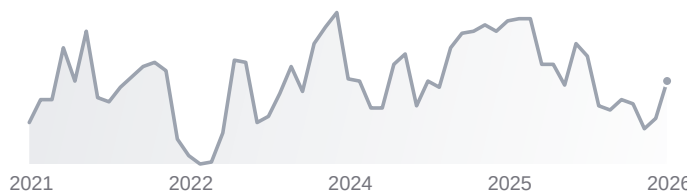
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$280K · Average \$285K

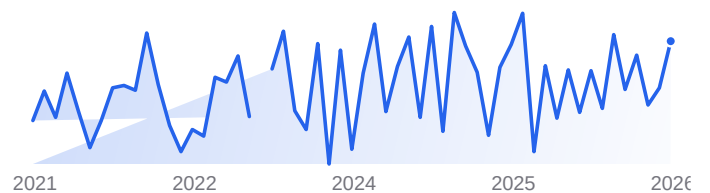
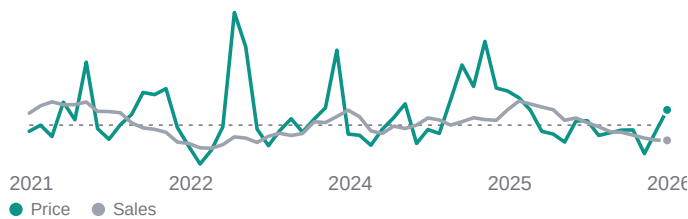


Growth (year over year)

Price +25.8% · Sales -25.9%

Price per square foot

\$167/ft²

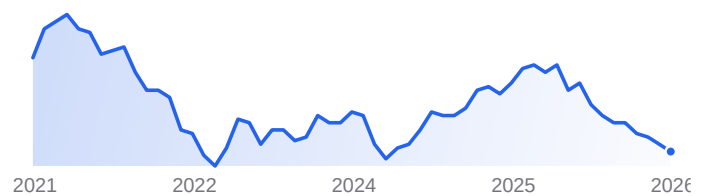


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

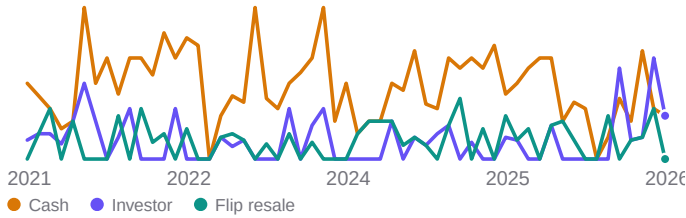
3.3%



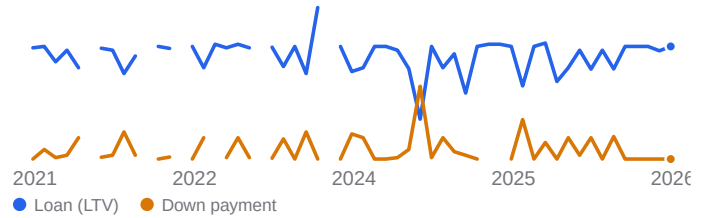
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 29% · Flip resale 0%

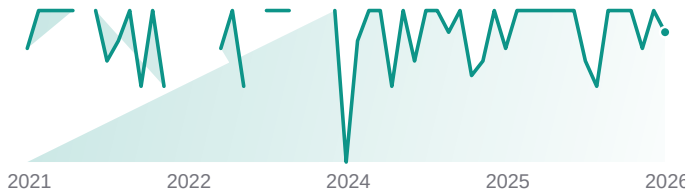


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



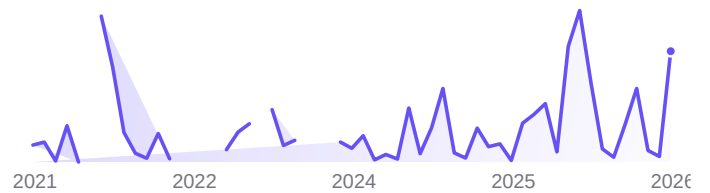
Sellers who sold at a gain

86%



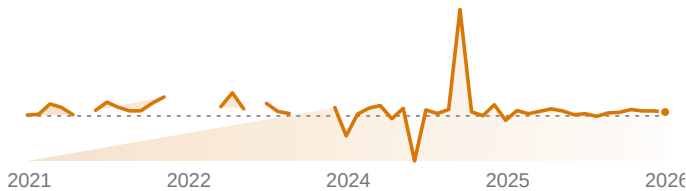
Typical hold before selling

9.8 yrs



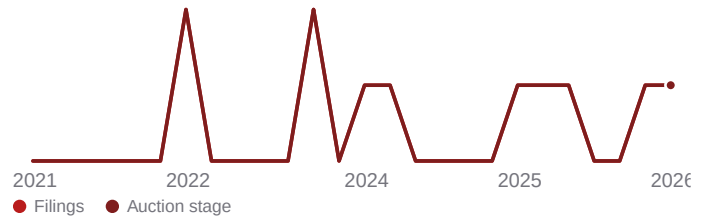
Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,906
Median value (AVM)	\$180K
Median size	1,499 ft²
Median bedrooms	3
Median year built	1987
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.3%
Owner occupied	77%
Company owned	10%
Median loan-to-value	12%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	843
Density	360 / mi²
Median household income	\$52K
Average household income	\$69K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	39
Homes occupied	87%
Bachelor's or higher	7%
Poverty rate	16.0%
Unemployment	1.1%
Average temp	63°F
Annual precip	50 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.