

Covington 30016

ZIP code · GA · Georgia > Newton County > Covington

BUYER'S MARKET

\$278K

MEDIAN SALE PRICE

-10.7%

1-YR CHANGE

826

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



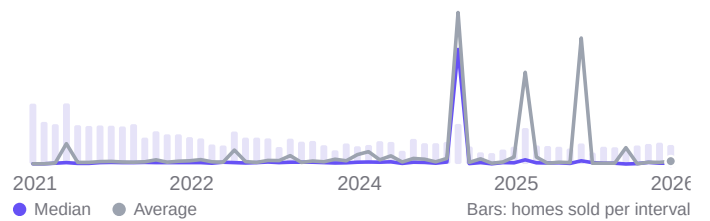
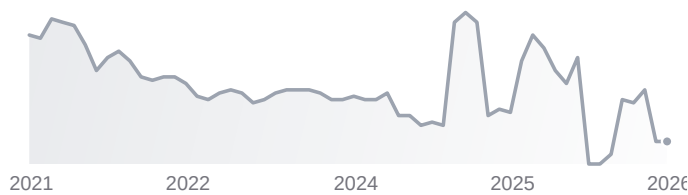
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$270K · Average \$332K

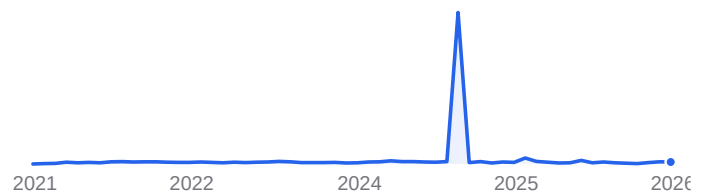
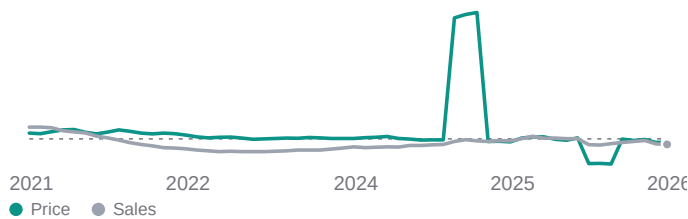


Growth (year over year)

Price -10.7% · Sales -17.9%

Price per square foot

\$159/ft²

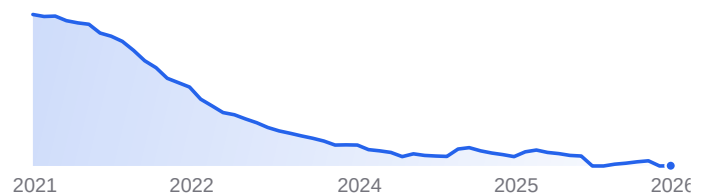


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

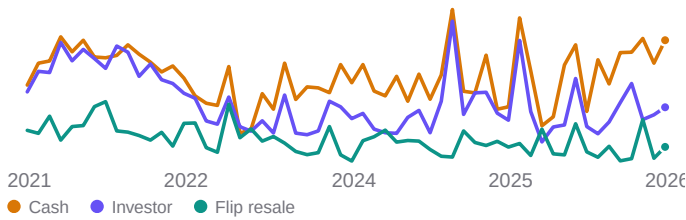
3.8%



BUYERS & OUTCOMES

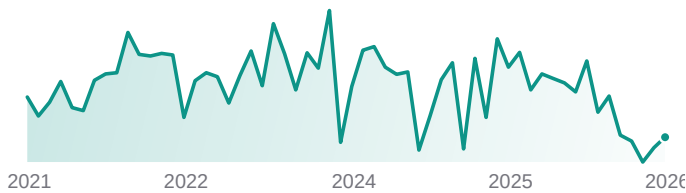
Buyer mix

Cash 60% · Investor 31% · Flip resale 13%



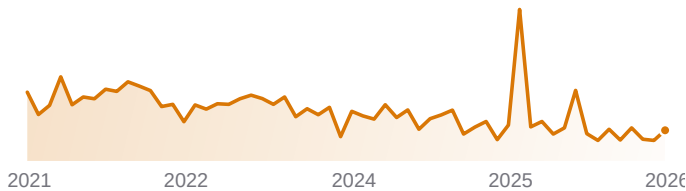
Sellers who sold at a gain

80%

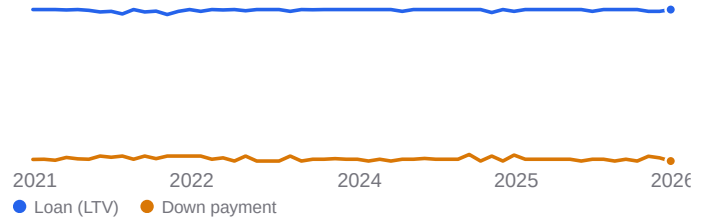


Median annualized return at resale

+6.1%

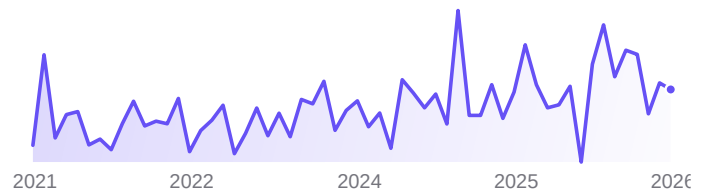


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 18 · Auction stage 18



HOUSING STOCK

Homes	21,675
Median value (AVM)	\$278K
Median size	1,734 ft²
Median bedrooms	4
Median year built	2001
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.8%
Owner occupied	79%
Company owned	19%
Median loan-to-value	48%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	66,243
Density	709 / mi²
Median household income	\$75K
Average household income	\$94K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	50
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	12.7%
Unemployment	1.2%
Average temp	62°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.