

Waco 30182

ZIP code · GA · Georgia > Carroll County > Waco

SELLER'S MARKET

\$268K

MEDIAN SALE PRICE

+40.3%

1-YR CHANGE

59

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

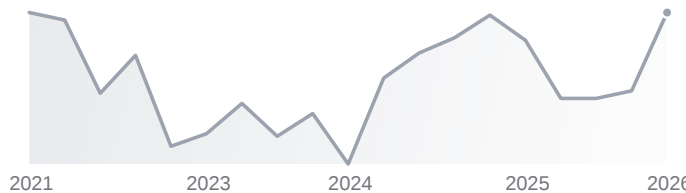
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

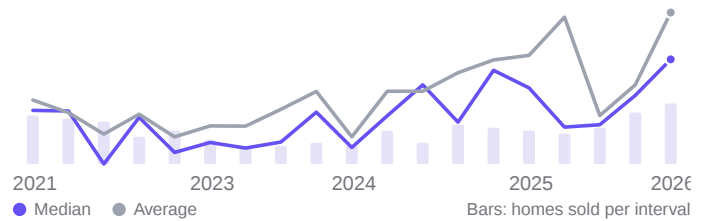
Market temperature (0–100)

78 / 100



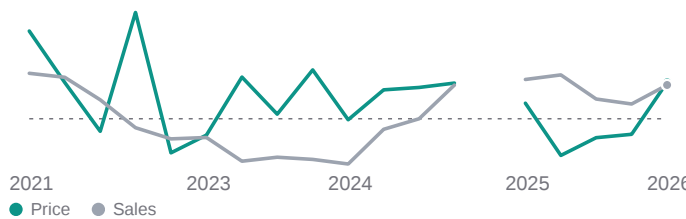
Sale prices

Median \$279K · Average \$365K



Growth (year over year)

Price +40.3% · Sales +37.2%



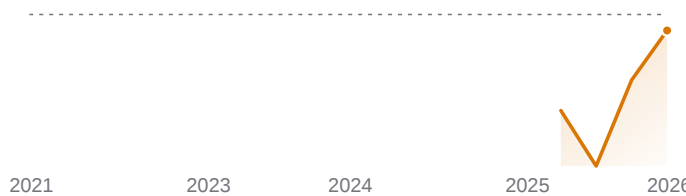
Price per square foot

\$161/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

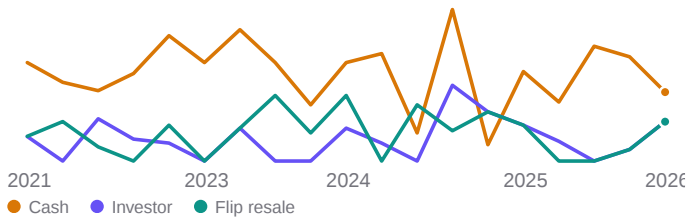
5.1%



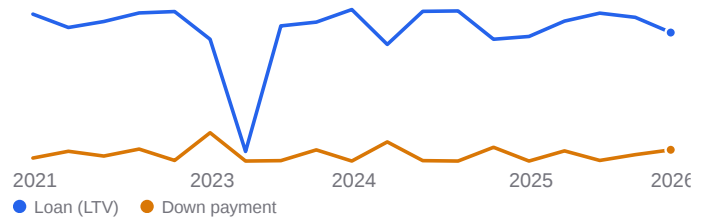
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 20% · Flip resale 20%

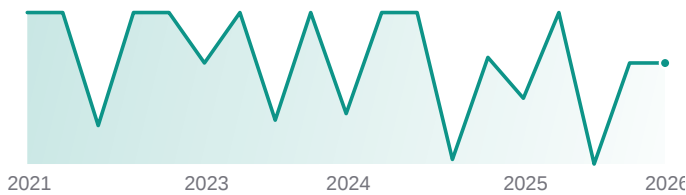


Financing (share of purchase price) Loan (LTV) 84% · Down payment 9.0%



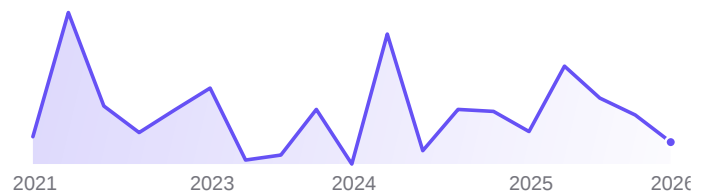
Sellers who sold at a gain

88%



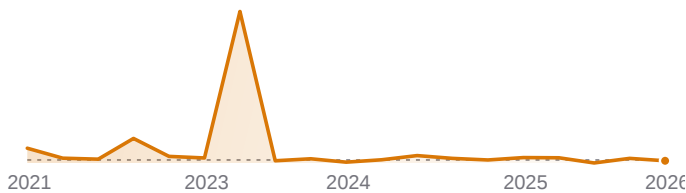
Typical hold before selling

1.7 yrs



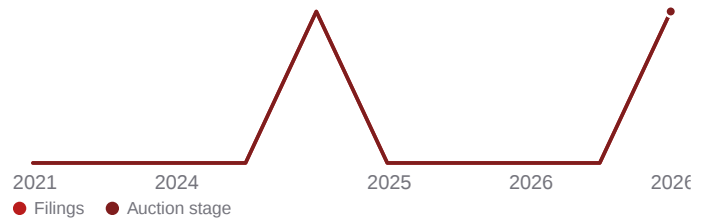
Median annualized return at resale

-4.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,146
Median value (AVM)	\$248K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1989
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.3%
Owner occupied	81%
Company owned	5.4%
Median loan-to-value	31%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	3,895
Density	108 / mi²
Median household income	\$62K
Average household income	\$89K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	61
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	9.8%
Unemployment	0.8%
Average temp	60°F
Annual precip	55 in
Sunshine	61%

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