

# Gay 30218

ZIP code · GA · Georgia · Meriwether County · Gay

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

+22.9%

1-YR CHANGE

26

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



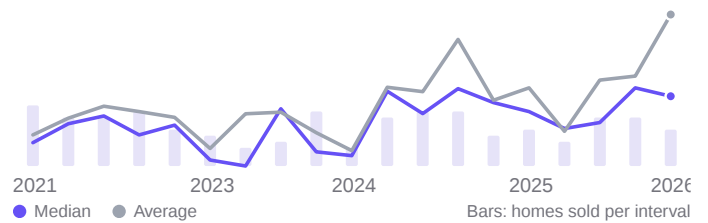
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$277K · Average \$532K

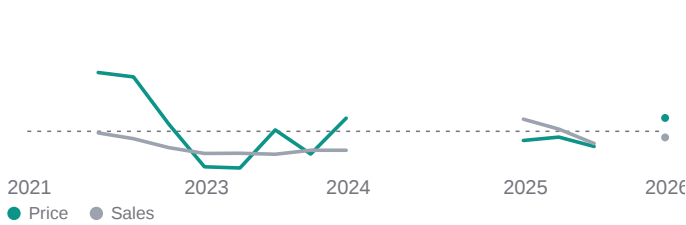


Growth (year over year)

Price +22.9% · Sales -10.3%

Price per square foot

\$161/ft²

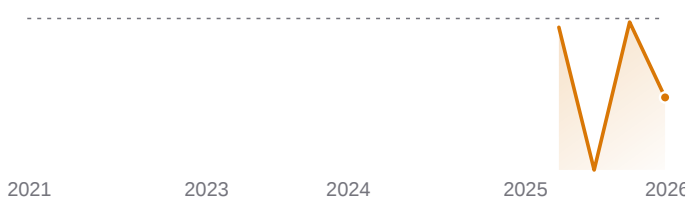


Sale premium vs estimated value

-9.7%

Annual turnover (share of homes sold)

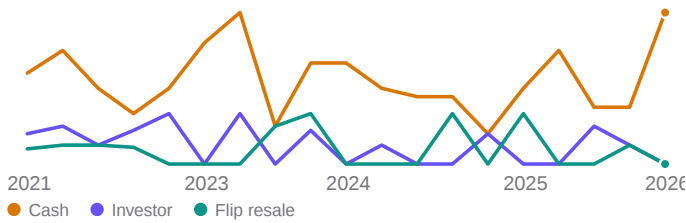
2.9%



## BUYERS & OUTCOMES

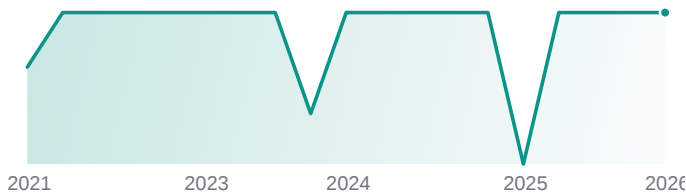
### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



### Sellers who sold at a gain

100%

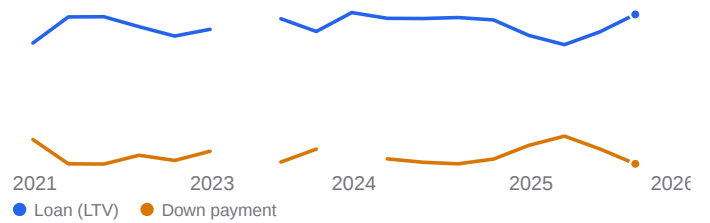


### Median annualized return at resale

+7.8%

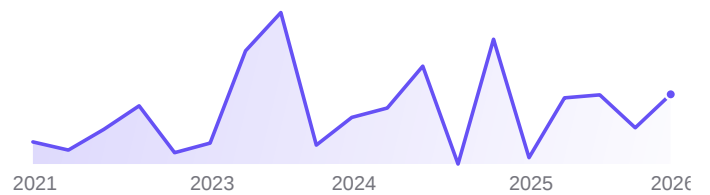


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



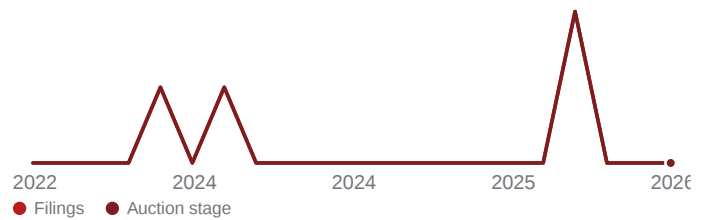
### Typical hold before selling

5.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 886       |
| Median value (AVM) | \$233K    |
| Median size        | 1,556 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1995      |
| Single family      | 81%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 63%     |
| Underwater (LTV 125% or more) | 2.3%    |
| Owner occupied                | 84%     |
| Company owned                 | 9.8%    |
| Median loan-to-value          | 33%     |
| Typical ownership tenure      | 9.3 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,820    |
| Density                          | 28 / mi² |
| Median household income          | \$69K    |
| Average household income         | \$85K    |
| Crime index (US avg 100)         | 119      |
| Air pollution index (US avg 100) | 89       |
| Earthquake index (US avg 100)    | 42       |
| Homes occupied                   | 91%      |
| Bachelor's or higher             | 5%       |
| Poverty rate                     | 13.9%    |
| Unemployment                     | 1.1%     |
| Average temp                     | 63°F     |
| Annual precip                    | 50 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.