

Meansville 30256

ZIP code · GA · Georgia > Pike County > Meansville

BALANCED MARKET

\$183K

MEDIAN SALE PRICE

+13.6%

1-YR CHANGE

40

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



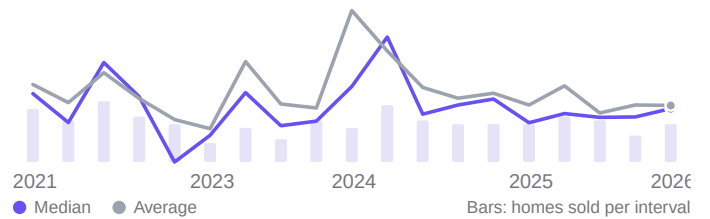
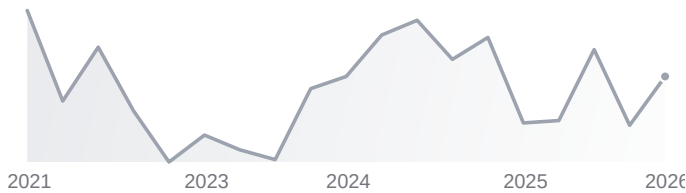
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$215K · Average \$223K

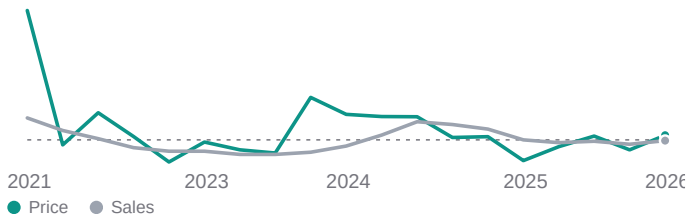


Growth (year over year)

Price +13.6% · Sales -2.4%

Price per square foot

\$100/ft²



Sale premium vs estimated value

-18.9%

Annual turnover (share of homes sold)

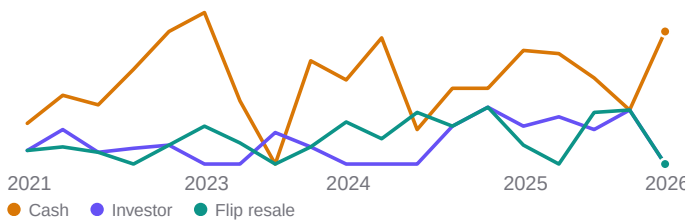
3.6%



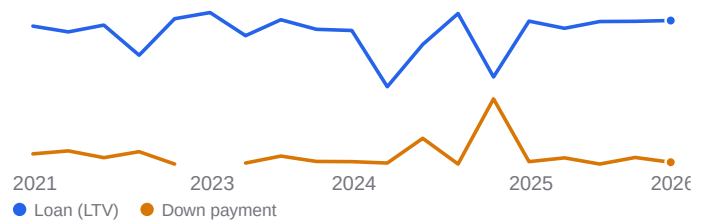
BUYERS & OUTCOMES

Buyer mix

Cash 70% · Investor 0% · Flip resale 0%

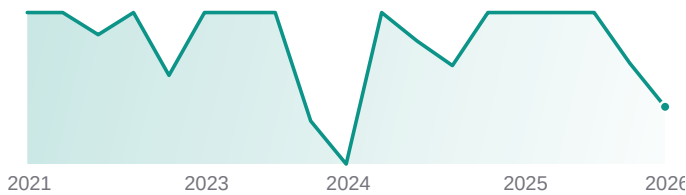


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



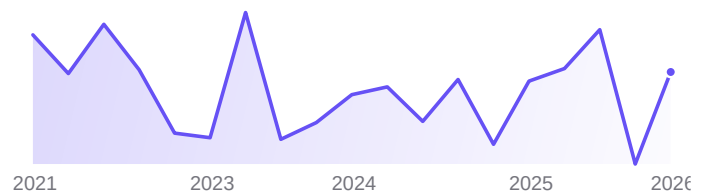
Sellers who sold at a gain

60%



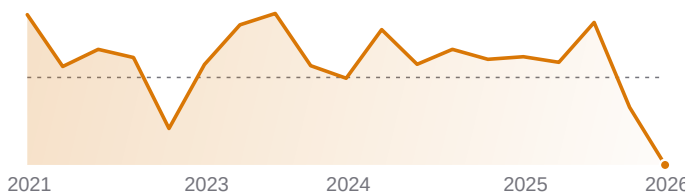
Typical hold before selling

4.6 yrs



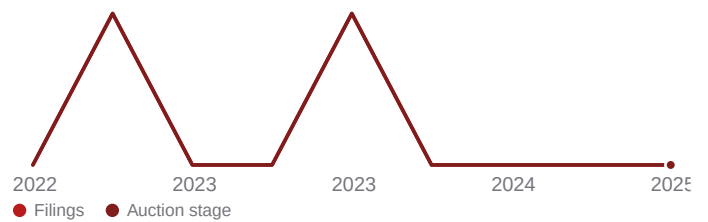
Median annualized return at resale

-36.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,125
Median value (AVM)	\$297K
Median size	1,721 ft²
Median bedrooms	3
Median year built	1994
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.3%
Owner occupied	84%
Company owned	4.4%
Median loan-to-value	43%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	3,419
Density	95 / mi²
Median household income	\$84K
Average household income	\$94K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	7.7%
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.