

Swainsboro 30401

ZIP code · GA · Georgia · Emanuel County · Swainsboro

SELLER'S MARKET

\$165K

MEDIAN SALE PRICE

+32.0%

1-YR CHANGE

130

SALES (12 MO)

\$107K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

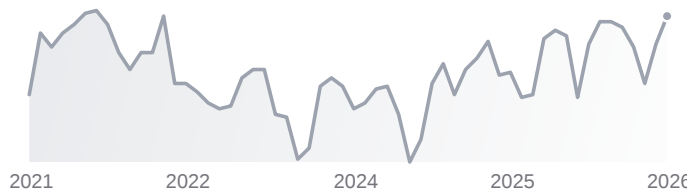
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

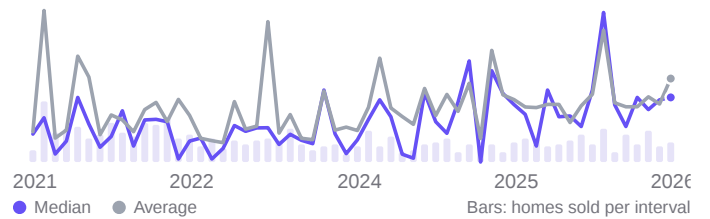
Market temperature (0–100)

63 / 100



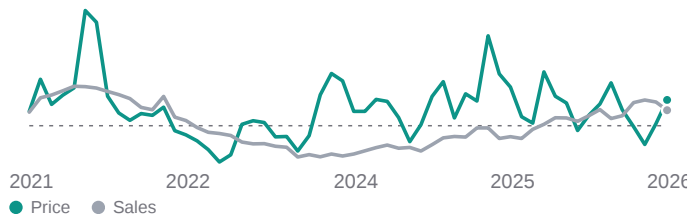
Sale prices

Median \$175K · Average \$214K



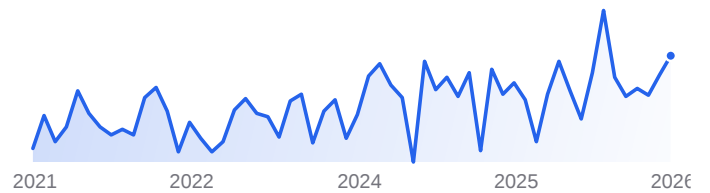
Growth (year over year)

Price +32.0% · Sales +19.3%



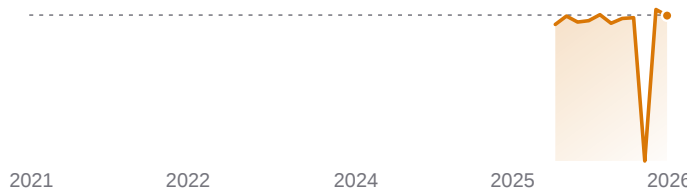
Price per square foot

\$123/ft²



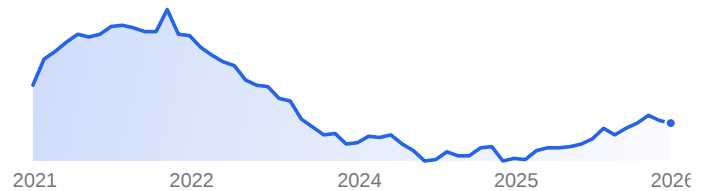
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

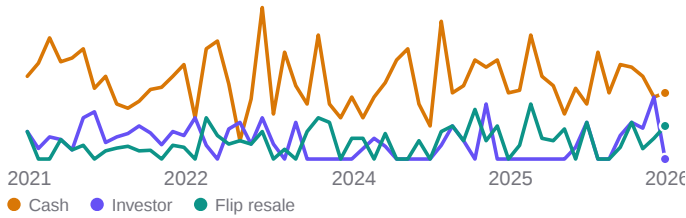
2.6%



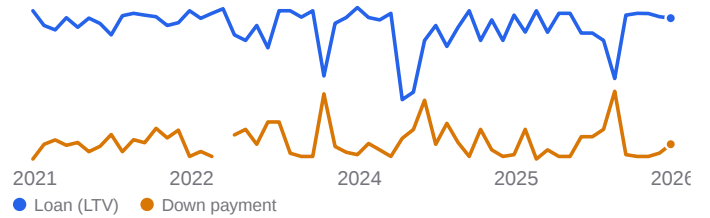
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 20%

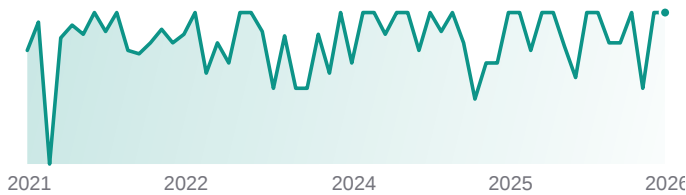


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



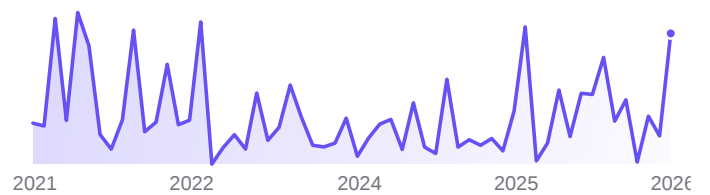
Sellers who sold at a gain

100%



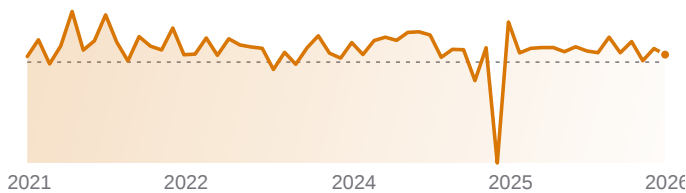
Typical hold before selling

12.9 yrs



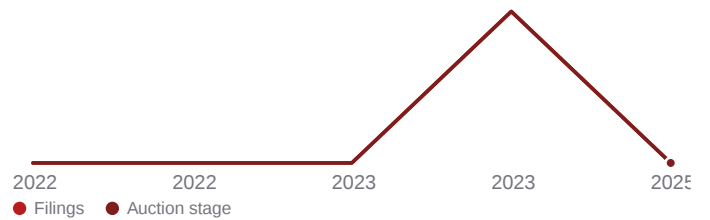
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,011
Median value (AVM)	\$107K
Median size	1,478 ft²
Median bedrooms	3
Median year built	1972
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	4.1%
Owner occupied	69%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	13,314
Density	51 / mi²
Median household income	\$56K
Average household income	\$68K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	59
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	15.7%
Unemployment	1.3%
Average temp	65°F
Annual precip	47 in
Sunshine	62%

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.