

Cobbtown 30420

ZIP code · GA · Georgia > Candler County > Cobbtown

BUYER'S MARKET

\$148K

MEDIAN SALE PRICE

-20.3%

1-YR CHANGE

23

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



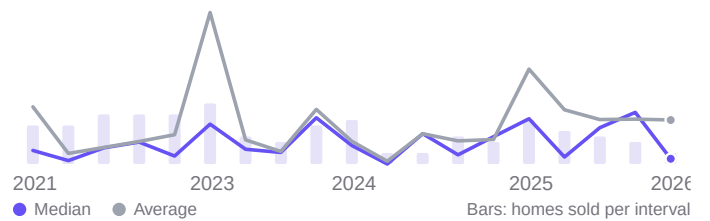
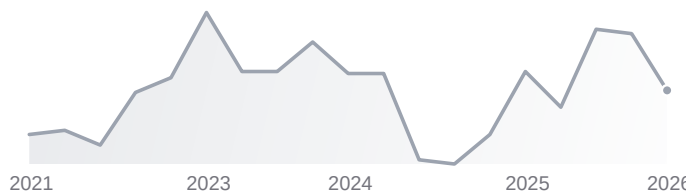
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$45K · Average \$181K

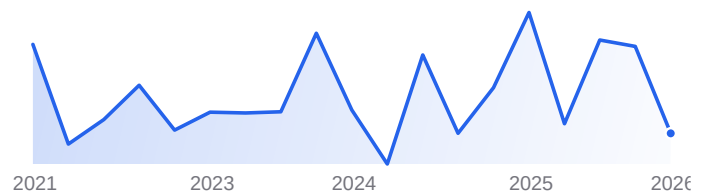
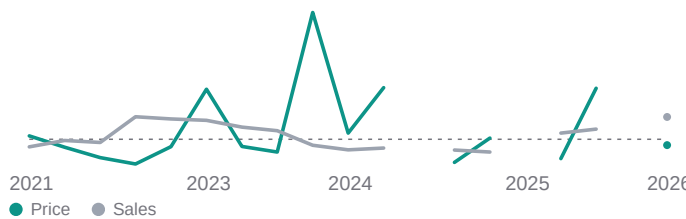


Growth (year over year)

Price -20.3% · Sales +76.9%

Price per square foot

\$39/ft²

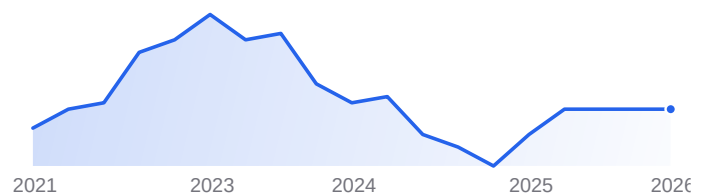
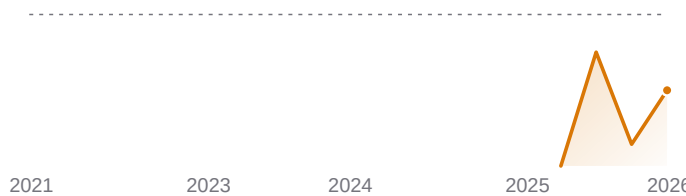


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

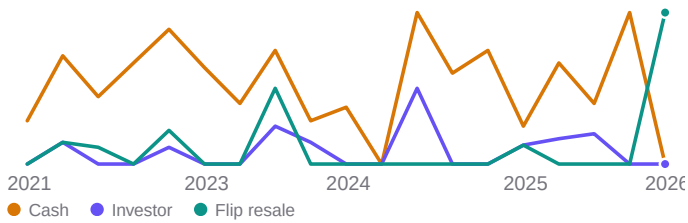
2.6%



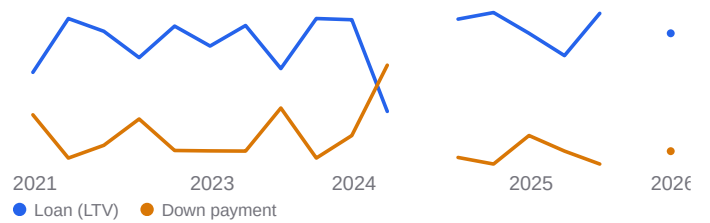
BUYERS & OUTCOMES

Buyer mix

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

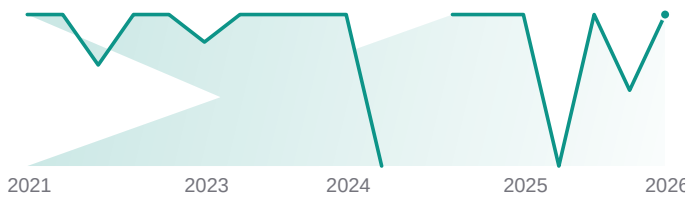


Financing (share of purchase price) Loan (LTV) 85% · Down payment 10%



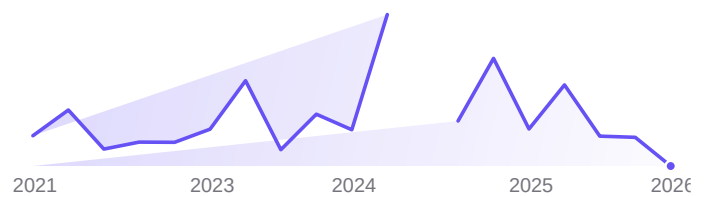
Sellers who sold at a gain

100%



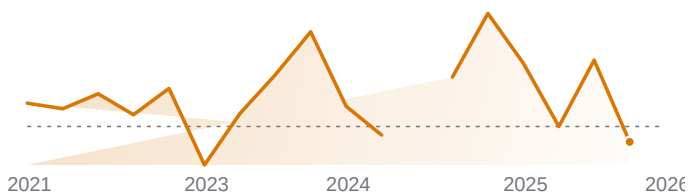
Typical hold before selling

0.1 yrs



Median annualized return at resale

-3.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	879
Median value (AVM)	\$155K
Median size	1,486 ft²
Median bedrooms	3
Median year built	1983
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.8%
Owner occupied	72%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	1,739
Density	35 / mi²
Median household income	\$49K
Average household income	\$67K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	51
Homes occupied	83%
Bachelor's or higher	8%
Poverty rate	15.1%
Unemployment	0.8%
Average temp	66°F
Annual precip	48 in
Sunshine	62%

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.