

Metter 30439

ZIP code · GA · Georgia > Candler County > Metter

BUYER'S MARKET

\$192K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

110

SALES (12 MO)

\$192K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



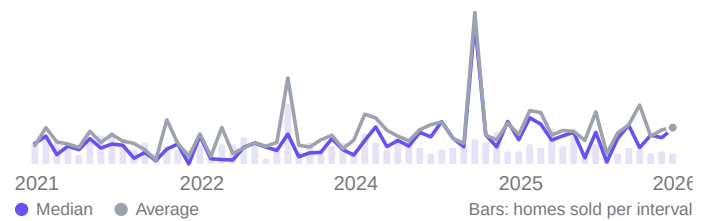
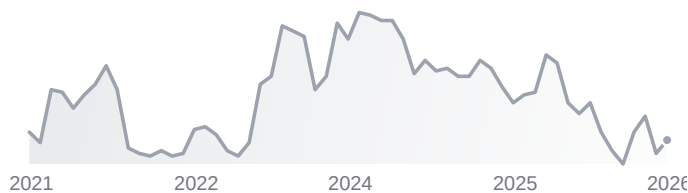
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$220K · Average \$226K

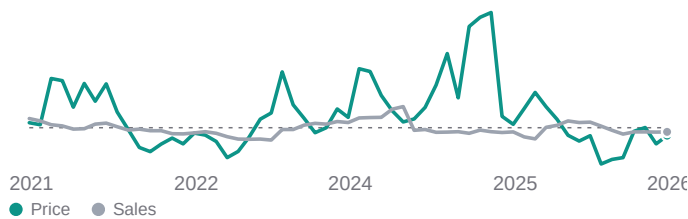


Growth (year over year)

Price -15.9% · Sales -8.3%

Price per square foot

\$148/ft²

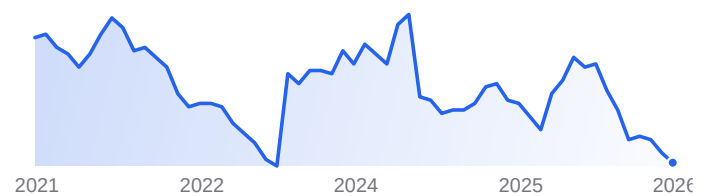
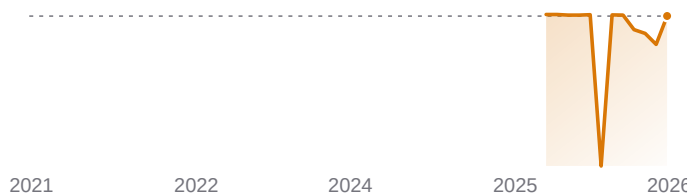


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

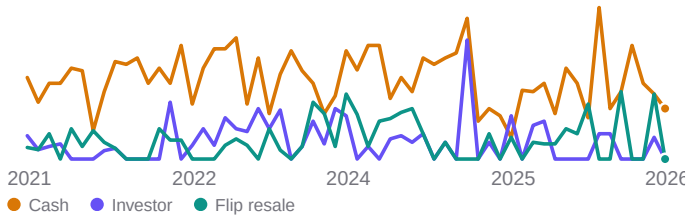
2.8%



BUYERS & OUTCOMES

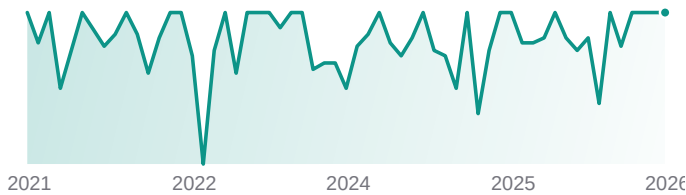
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



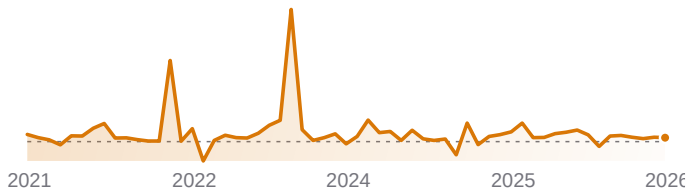
Sellers who sold at a gain

100%

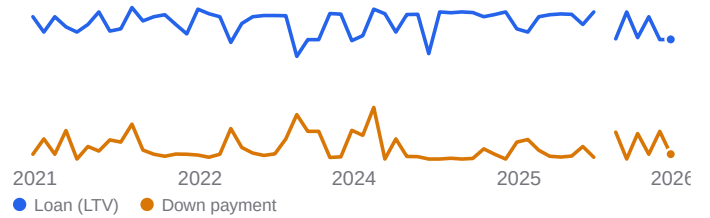


Median annualized return at resale

+5.6%

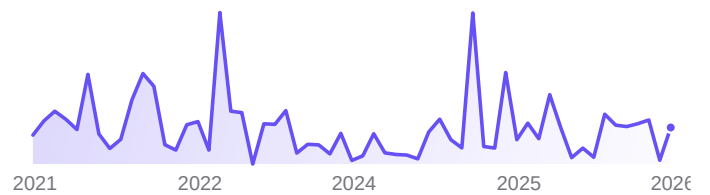


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



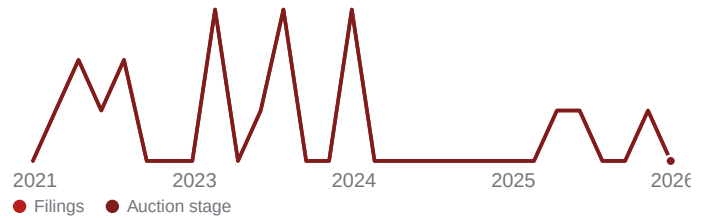
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,915
Median value (AVM)	\$192K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1987
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.5%
Owner occupied	70%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	10,463
Density	47 / mi²
Median household income	\$48K
Average household income	\$66K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	61
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	14.3%
Unemployment	1.0%
Average temp	66°F
Annual precip	48 in
Sunshine	62%

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