

Register 30452

ZIP code · GA · Georgia > Bulloch County > Register

STRONG BUYER'S MARKET

\$135K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$323K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



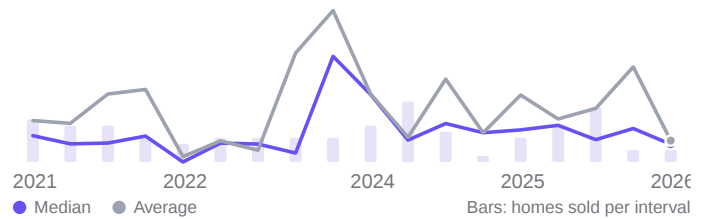
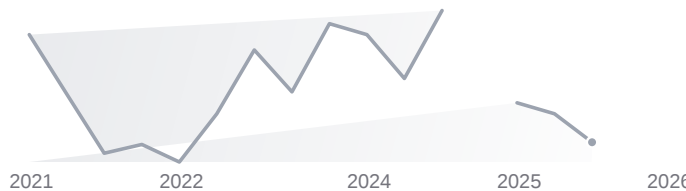
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$135K · Average \$148K

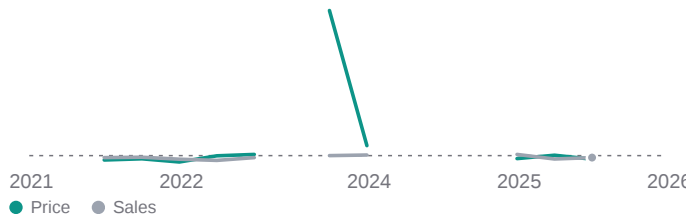


Growth (year over year)

Price -36.1% · Sales -20.0%

Price per square foot

\$63/ft²

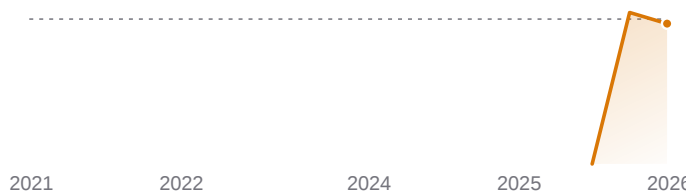


Sale premium vs estimated value

-1.0%

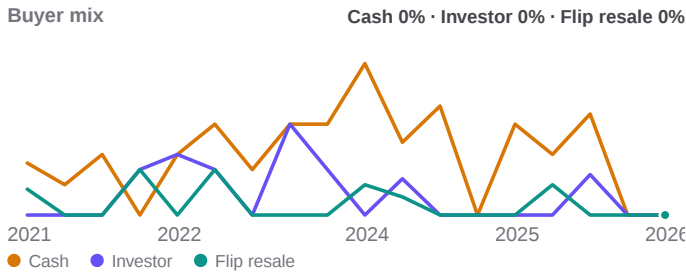
Annual turnover (share of homes sold)

3.7%

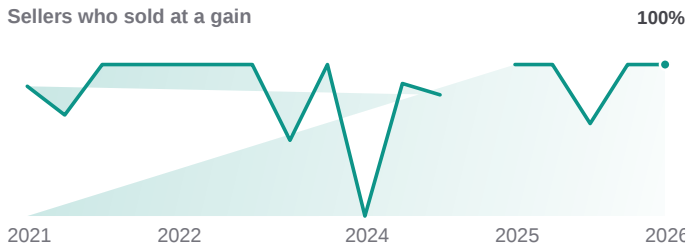


BUYERS & OUTCOMES

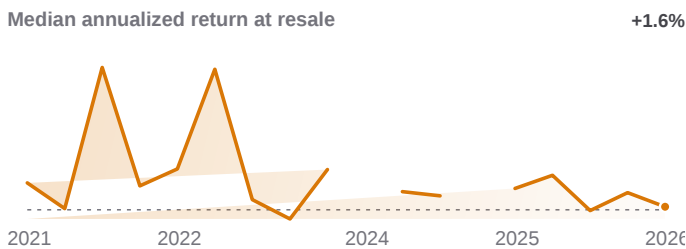
Buyer mix



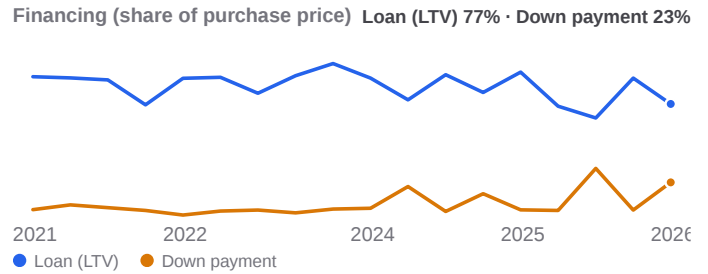
Sellers who sold at a gain



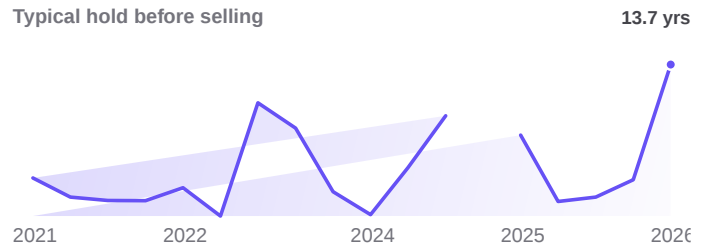
Median annualized return at resale



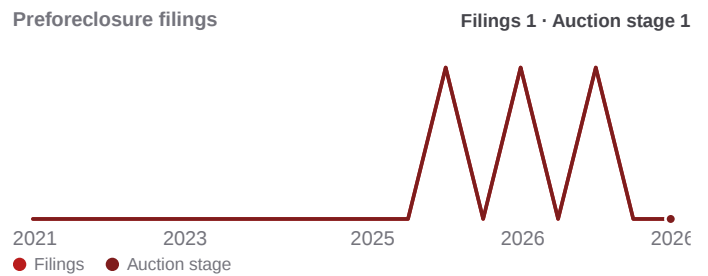
Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	616
Median value (AVM)	\$323K
Median size	1,904 ft²
Median bedrooms	3
Median year built	1989
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.6%
Owner occupied	79%
Company owned	8.9%
Median loan-to-value	12%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	2,226
Density	39 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	59
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	23.5%
Unemployment	1.1%
Average temp	66°F
Annual precip	48 in
Sunshine	62%

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