

Twin City 30471

ZIP code · GA · Georgia · Emanuel County · Twin City

SELLER'S MARKET

\$106K

MEDIAN SALE PRICE

+44.5%

1-YR CHANGE

49

SALES (12 MO)

\$109K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



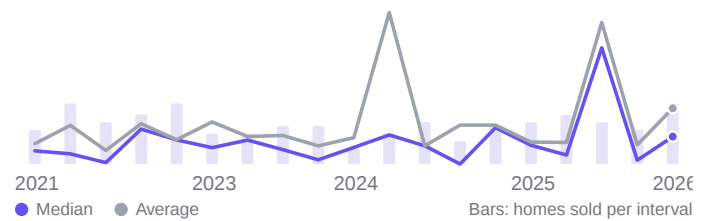
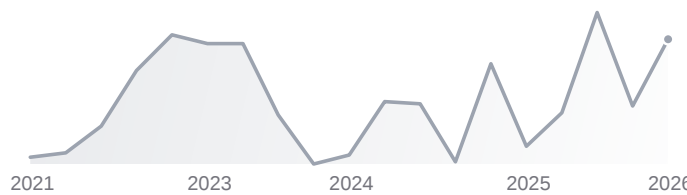
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$110K · Average \$181K

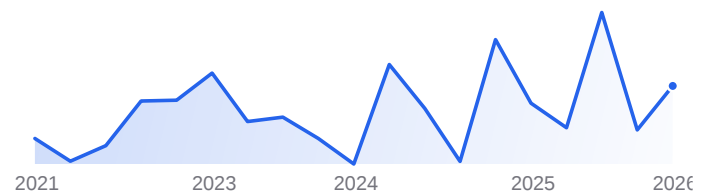
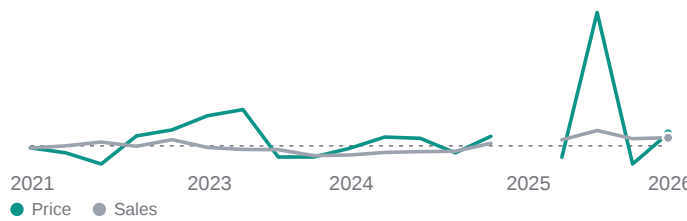


Growth (year over year)

Price +44.5% · Sales +28.9%

Price per square foot

\$72/ft²



Sale premium vs estimated value

+6.8%

Annual turnover (share of homes sold)

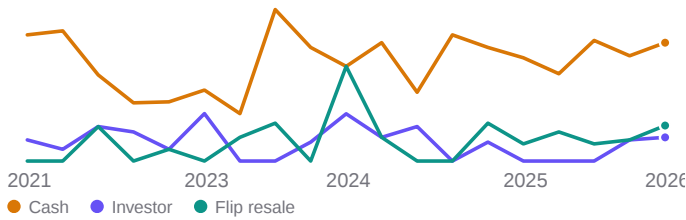
2.4%



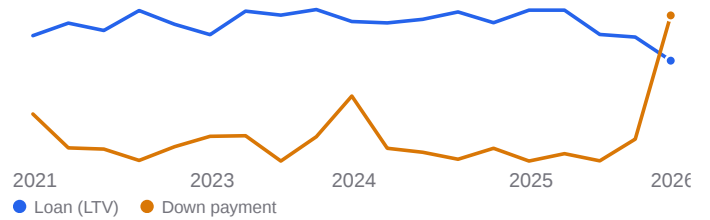
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 19%



Financing (share of purchase price) Loan (LTV) 66% · Down payment 95%



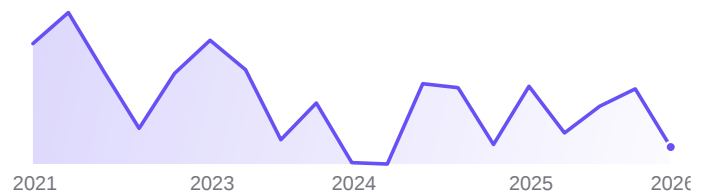
Sellers who sold at a gain

81%



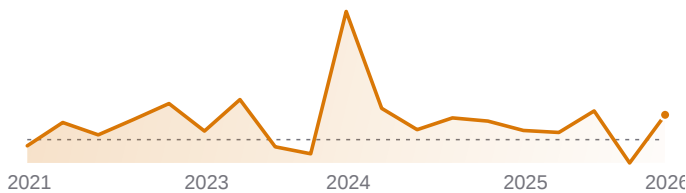
Typical hold before selling

1.7 yrs



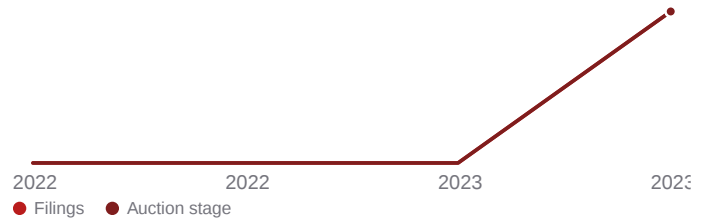
Median annualized return at resale

+12.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,015
Median value (AVM)	\$109K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1982
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	4.3%
Owner occupied	72%
Company owned	8.2%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	4,963
Density	32 / mi²
Median household income	\$52K
Average household income	\$63K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	60
Homes occupied	84%
Bachelor's or higher	3%
Poverty rate	15.9%
Unemployment	1.5%
Average temp	65°F
Annual precip	47 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.