

Buckhead 30625

ZIP code · GA · Georgia > Morgan County > Buckhead

BUYER'S MARKET

\$298K

MEDIAN SALE PRICE

-52.3%

1-YR CHANGE

55

SALES (12 MO)

\$625K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



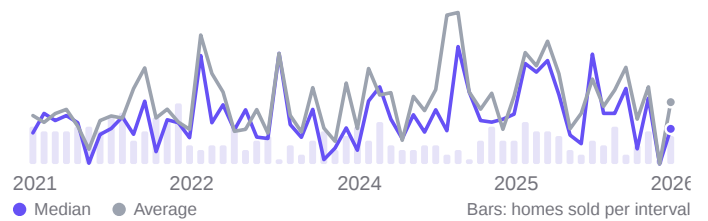
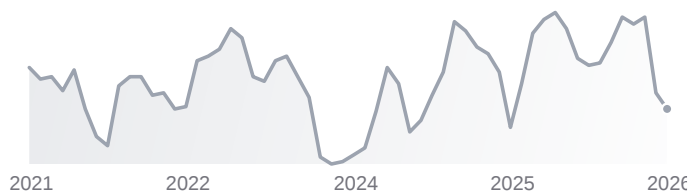
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$308K · Average \$493K

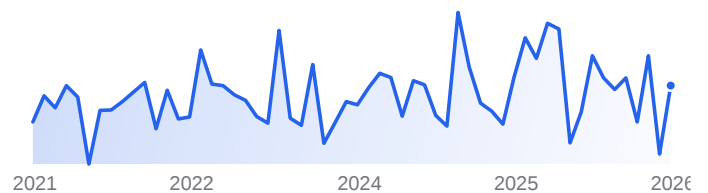
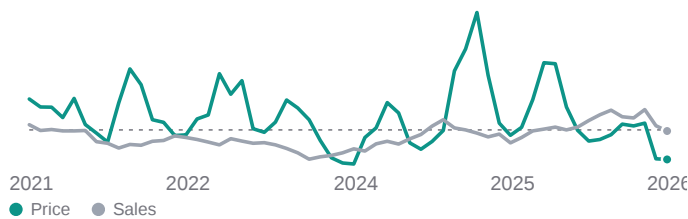


Growth (year over year)

Price -52.3% · Sales -1.8%

Price per square foot

\$227/ft²

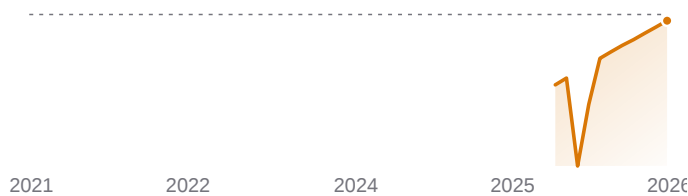


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

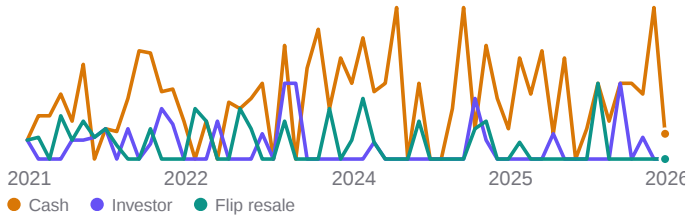
3.8%



BUYERS & OUTCOMES

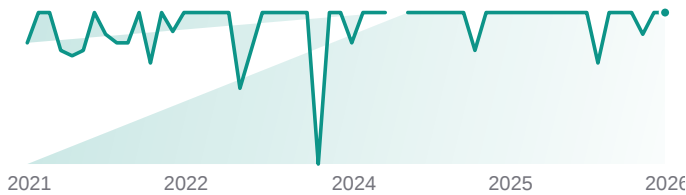
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



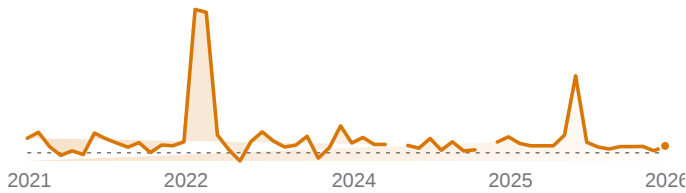
Sellers who sold at a gain

100%

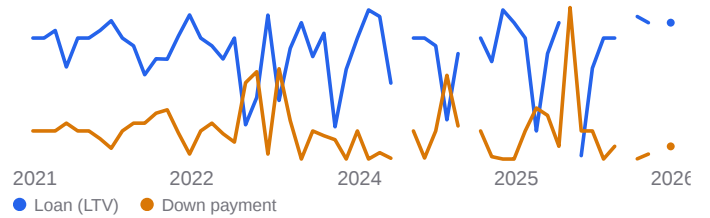


Median annualized return at resale

+9.3%

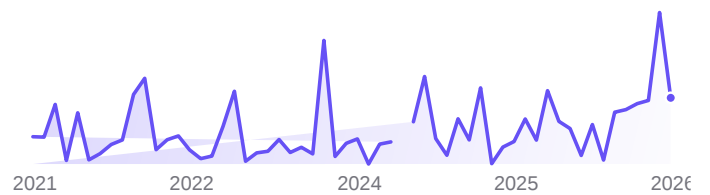


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



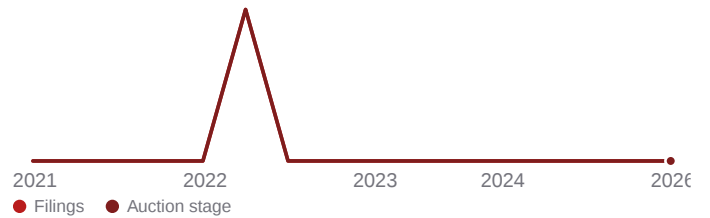
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,459
Median value (AVM)	\$625K
Median size	1,929 ft²
Median bedrooms	3
Median year built	1997
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	14%
Median loan-to-value	30%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	2,697
Density	52 / mi²
Median household income	\$89K
Average household income	\$113K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	63
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	7.4%
Unemployment	1.1%
Average temp	63°F
Annual precip	48 in
Sunshine	61%

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.