

Colbert 30628

ZIP code · GA · Georgia > Madison County > Colbert

BUYER'S MARKET

\$225K

MEDIAN SALE PRICE

-24.1%

1-YR CHANGE

84

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



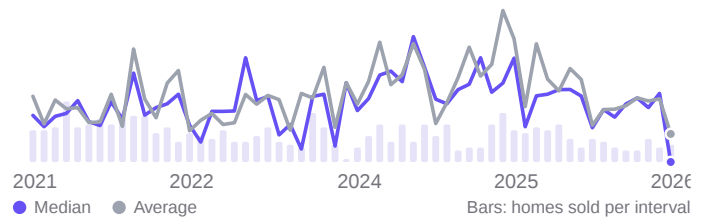
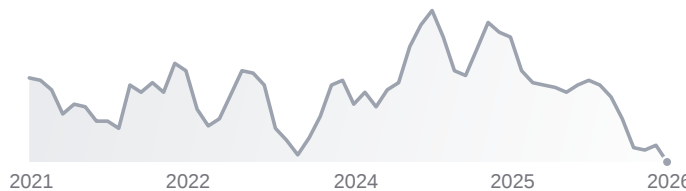
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$118K · Average \$191K

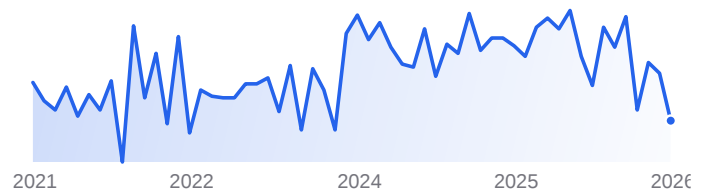
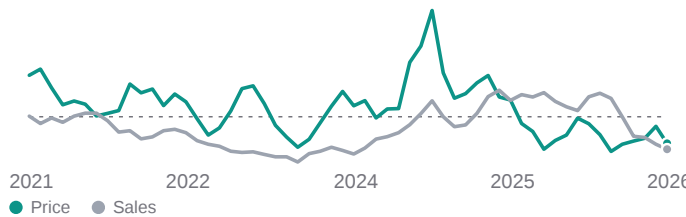


Growth (year over year)

Price -24.1% · Sales -29.4%

Price per square foot

\$129/ft²

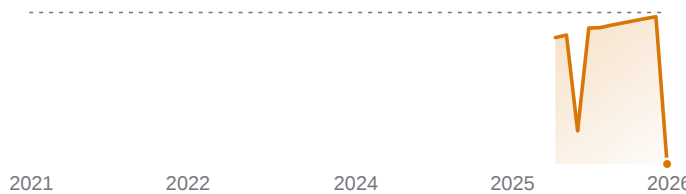


Sale premium vs estimated value

-14.2%

Annual turnover (share of homes sold)

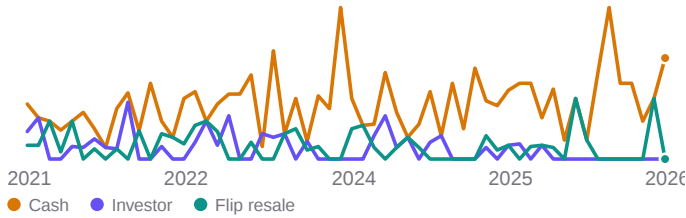
3.1%



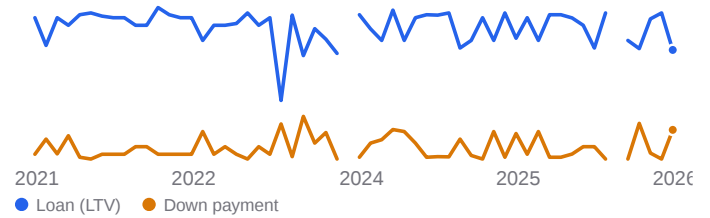
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

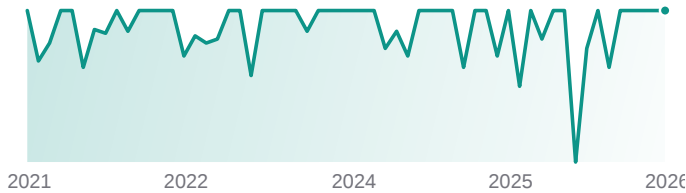


Financing (share of purchase price) Loan (LTV) 74% · Down payment 21%



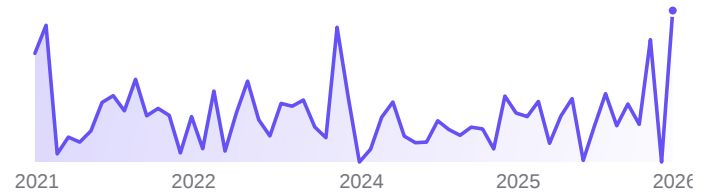
Sellers who sold at a gain

100%



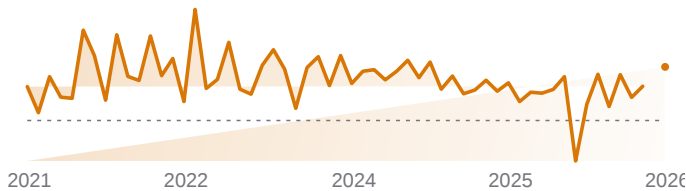
Typical hold before selling

14.5 yrs



Median annualized return at resale

+11.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,685
Median value (AVM)	\$308K
Median size	1,690 ft²
Median bedrooms	3
Median year built	1996
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	7.0%
Median loan-to-value	40%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	8,211
Density	160 / mi²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	69
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	15.9%
Unemployment	0.7%
Average temp	62°F
Annual precip	50 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.