

# Madison 30650

ZIP code · GA · Georgia > Morgan County > Madison

BUYER'S MARKET

**\$366K**

MEDIAN SALE PRICE

**-24.4%**

1-YR CHANGE

**205**

SALES (12 MO)

**\$442K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



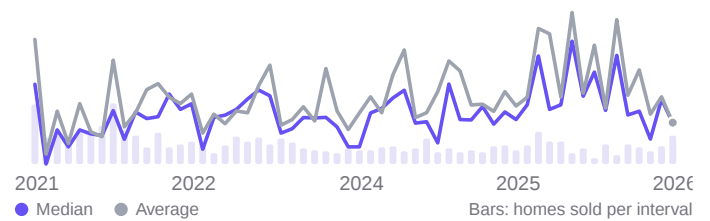
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$355K · Average \$357K

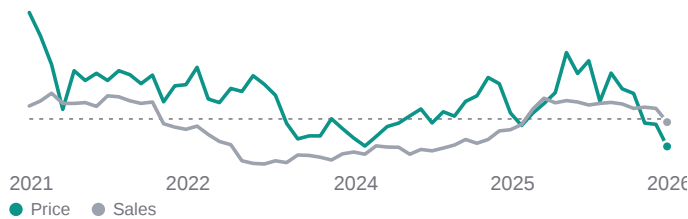


Growth (year over year)

Price -24.4% · Sales -2.8%

Price per square foot

\$185/ft²

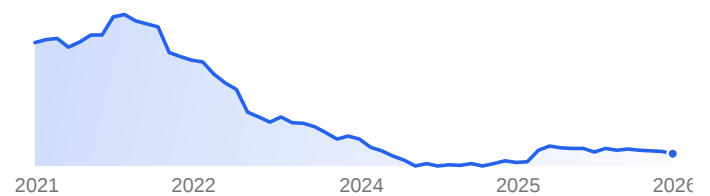
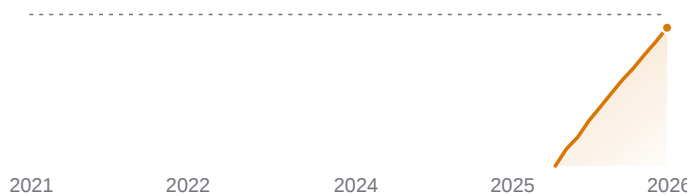


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

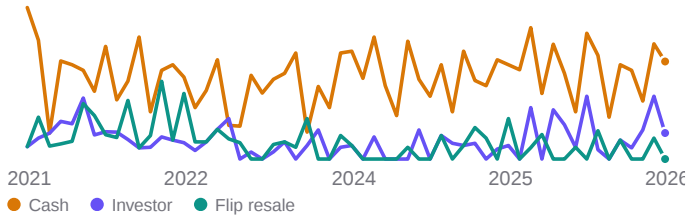
3.9%



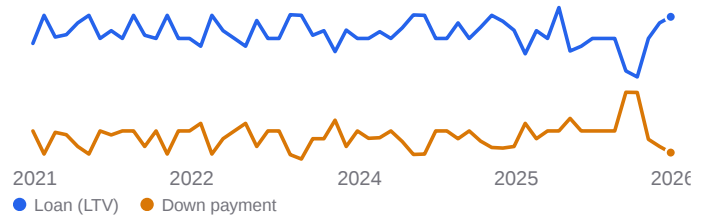
## BUYERS & OUTCOMES

### Buyer mix

Cash 52% · Investor 14% · Flip resale 0%

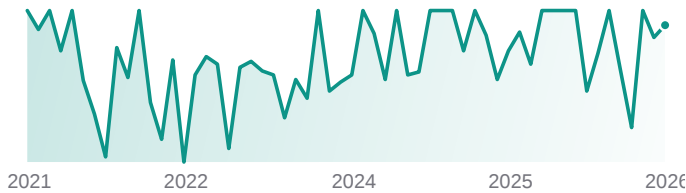


### Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.0%



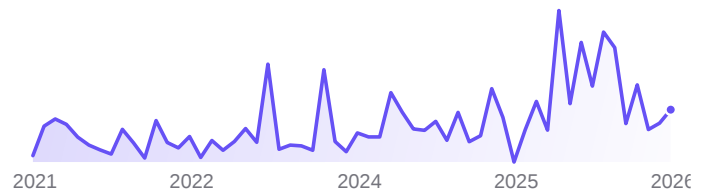
### Sellers who sold at a gain

95%



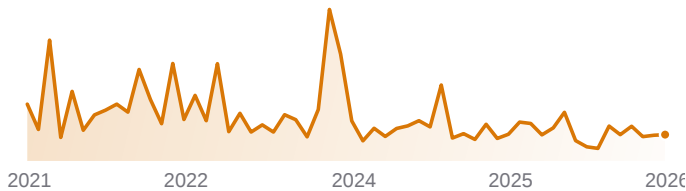
### Typical hold before selling

4.9 yrs



### Median annualized return at resale

+6.6%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,292     |
| Median value (AVM) | \$442K    |
| Median size        | 1,904 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 81%       |
| Condos             | 0.9%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 69%  |
| Underwater (LTV 125% or more) | 1.5% |
| Owner occupied                | 81%  |
| Company owned                 | 16%  |
| Median loan-to-value          | 30%  |

Typical ownership tenure

**8.2 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>15,215</b>              |
| Density                          | <b>64 / mi<sup>2</sup></b> |
| Median household income          | <b>\$90K</b>               |
| Average household income         | <b>\$108K</b>              |
| Crime index (US avg 100)         | <b>119</b>                 |
| Air pollution index (US avg 100) | <b>72</b>                  |
| Earthquake index (US avg 100)    | <b>60</b>                  |
| Homes occupied                   | <b>92%</b>                 |
| Bachelor's or higher             | <b>22%</b>                 |
| Poverty rate                     | <b>7.7%</b>                |
| Unemployment                     | <b>0.9%</b>                |
| Average temp                     | <b>62°F</b>                |
| Annual precip                    | <b>49 in</b>               |
| Sunshine                         | <b>61%</b>                 |

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.