

Rutledge 30663

ZIP code · GA · Georgia > Morgan County > Rutledge

SELLER'S MARKET

\$456K

MEDIAN SALE PRICE

+78.7%

1-YR CHANGE

41

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

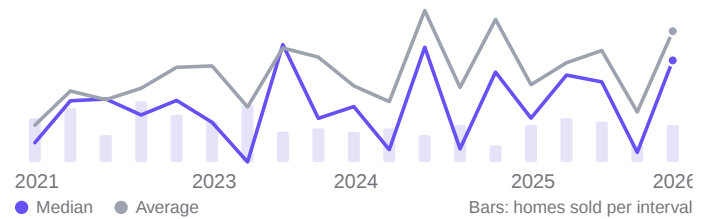
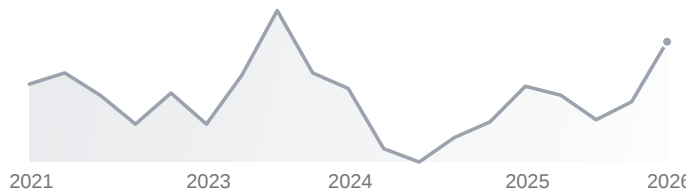
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$405K · Average \$469K

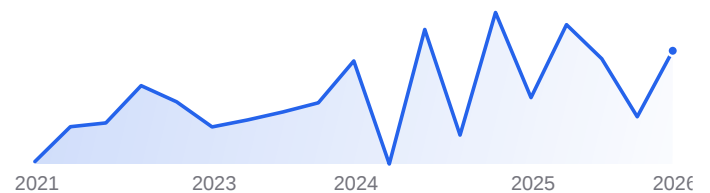
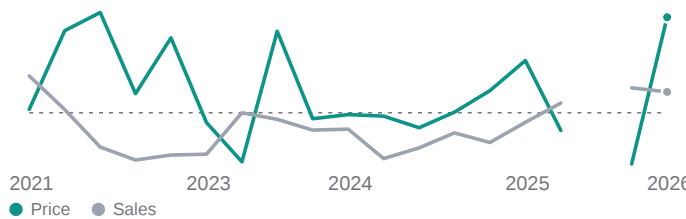


Growth (year over year)

Price +78.7% · Sales +17.1%

Price per square foot

\$200/ft²

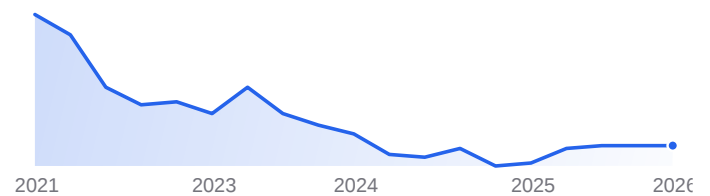
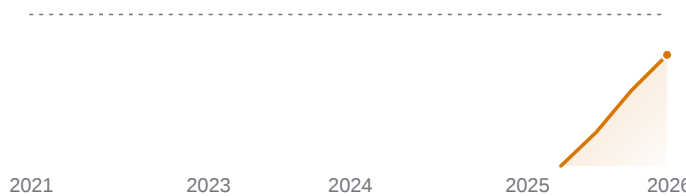


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

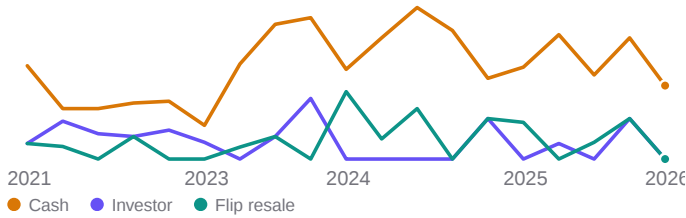
3.2%



BUYERS & OUTCOMES

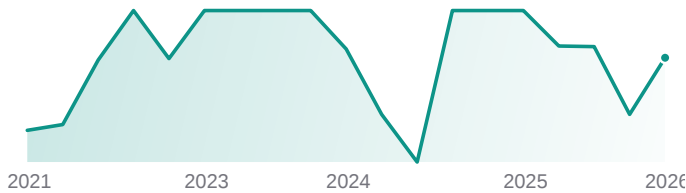
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



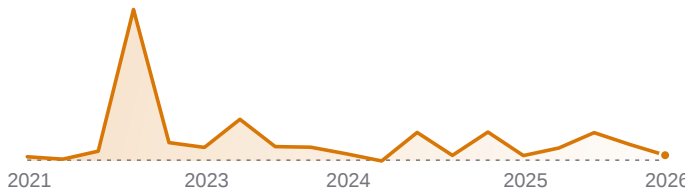
Sellers who sold at a gain

86%

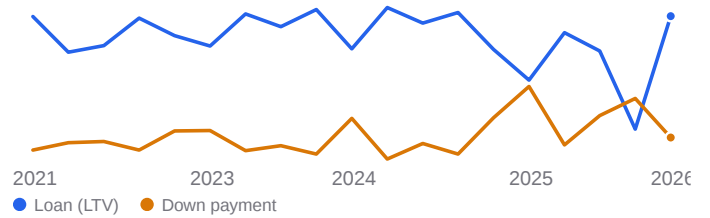


Median annualized return at resale

+3.9%

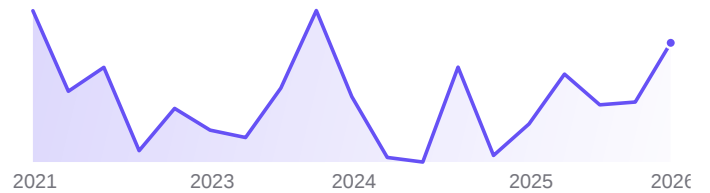


Financing (share of purchase price) Loan (LTV) 93% · Down payment 16%



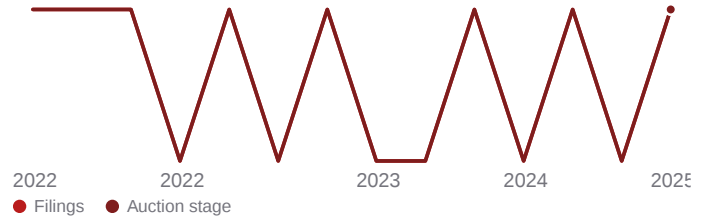
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,274
Median value (AVM)	\$450K
Median size	1,904 ft²
Median bedrooms	3
Median year built	1997
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	12%
Median loan-to-value	31%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	3,142
Density	61 / mi²
Median household income	\$74K
Average household income	\$89K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	53
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	15.9%
Unemployment	1.0%
Average temp	62°F
Annual precip	50 in
Sunshine	61%

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.