

Ranger 30734

ZIP code · GA · Georgia > Gordon County > Ranger

BUYER'S MARKET

\$230K

MEDIAN SALE PRICE

-31.2%

1-YR CHANGE

63

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



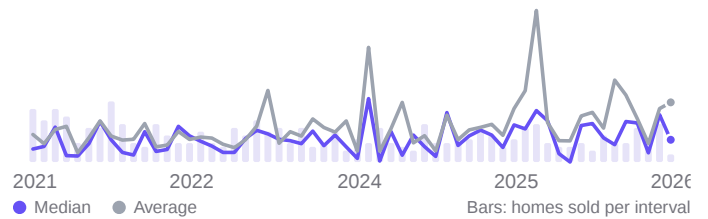
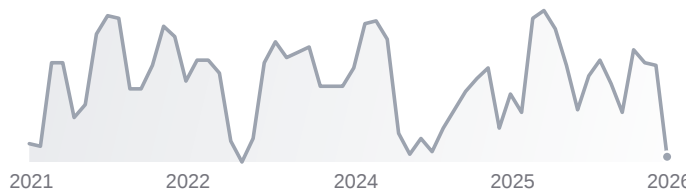
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$201K · Average \$476K

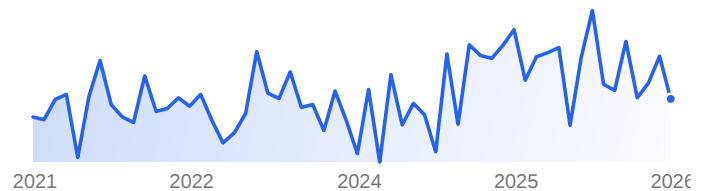
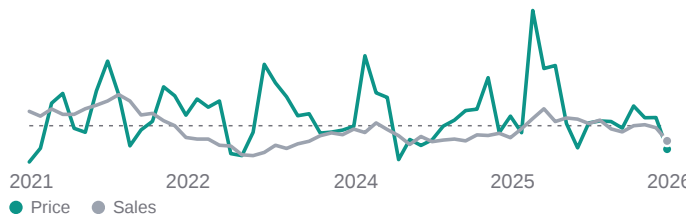


Growth (year over year)

Price -31.2% · Sales -20.3%

Price per square foot

\$135/ft²

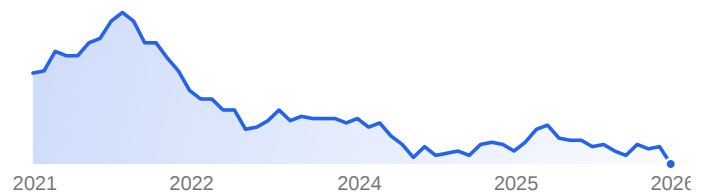
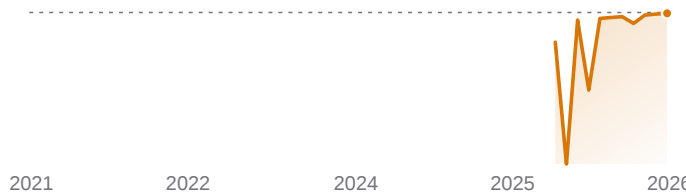


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

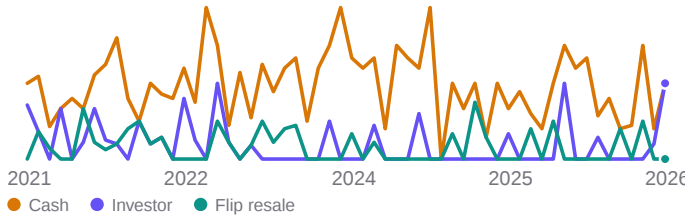
3.5%



BUYERS & OUTCOMES

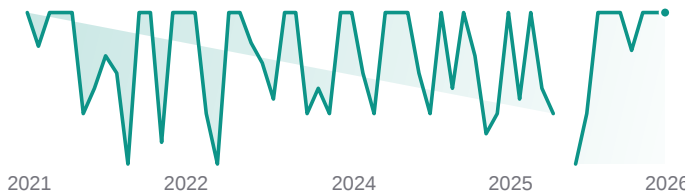
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



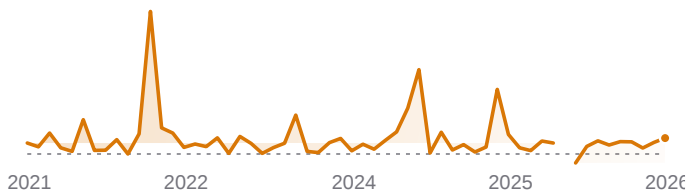
Sellers who sold at a gain

100%

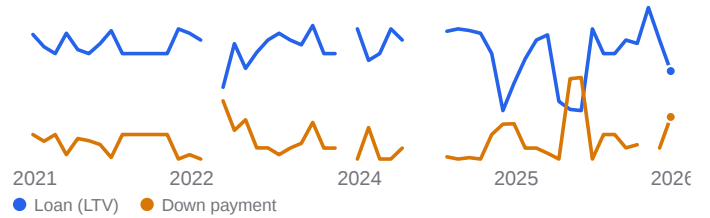


Median annualized return at resale

+15.8%

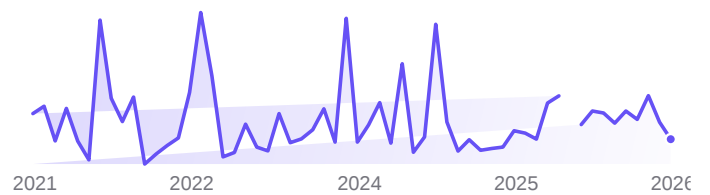


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



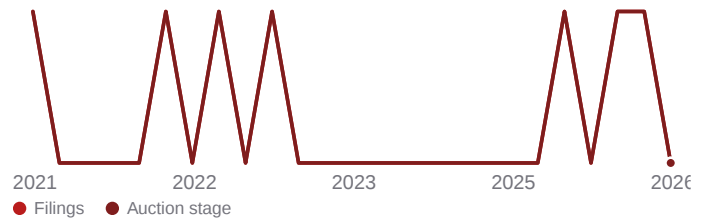
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,797
Median value (AVM)	\$300K
Median size	1,492 ft²
Median bedrooms	3
Median year built	1995
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.8%
Owner occupied	74%
Company owned	8.3%
Median loan-to-value	37%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	3,880
Density	51 / mi²
Median household income	\$54K
Average household income	\$66K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	111
Homes occupied	86%
Bachelor's or higher	4%
Poverty rate	15.6%
Unemployment	0.9%
Average temp	60°F
Annual precip	55 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.