

Appling 30802

ZIP code · GA · Georgia > Columbia County > Appling

BUYER'S MARKET

\$307K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

88

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



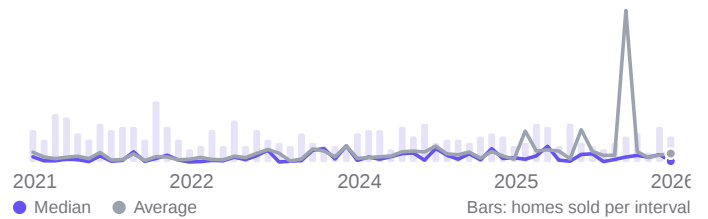
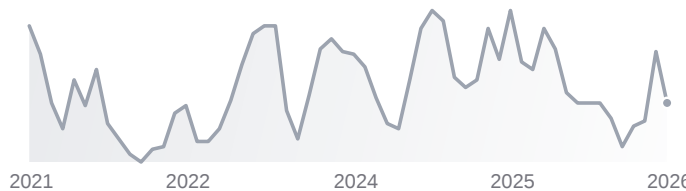
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$175K · Average \$464K

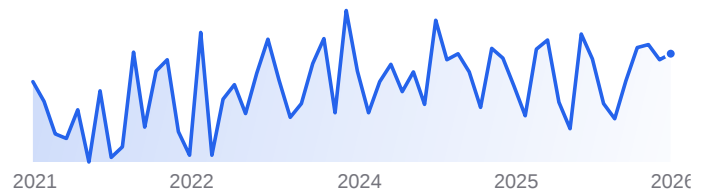
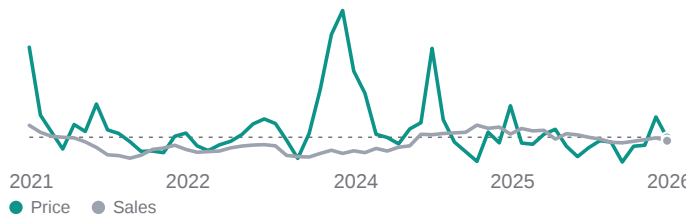


Growth (year over year)

Price -0.5% · Sales -6.4%

Price per square foot

\$200/ft²

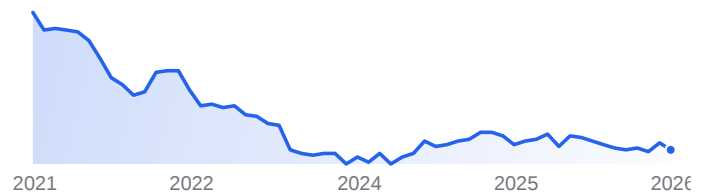
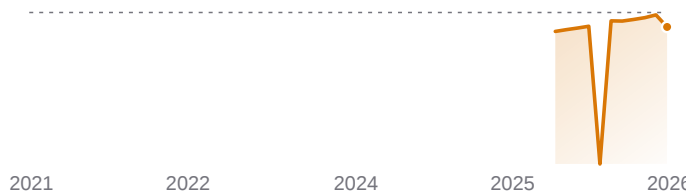


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

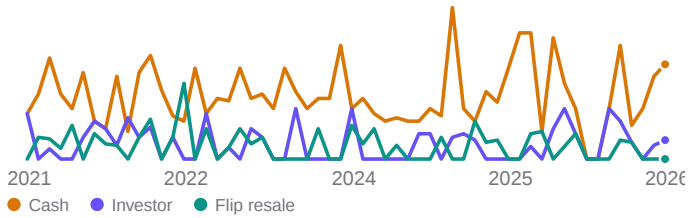
2.7%



BUYERS & OUTCOMES

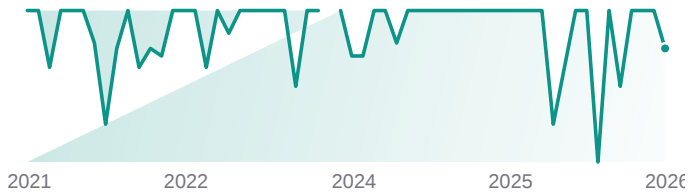
Buyer mix

Cash 63% · Investor 13% · Flip resale 0%



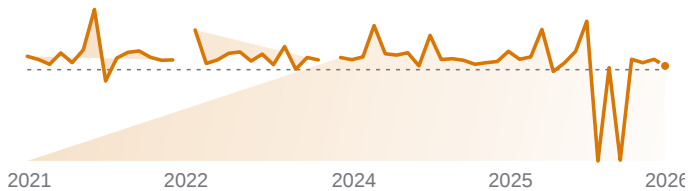
Sellers who sold at a gain

83%

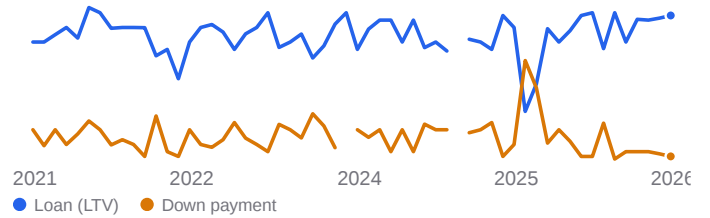


Median annualized return at resale

+3.0%

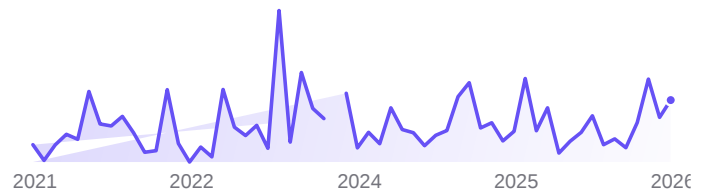


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



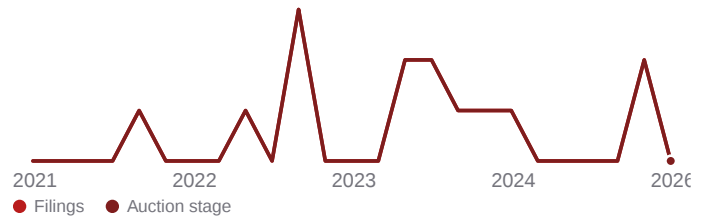
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,204
Median value (AVM)	\$488K
Median size	1,868 ft²
Median bedrooms	3
Median year built	1995
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.9%
Owner occupied	75%
Company owned	8.9%
Median loan-to-value	42%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	8,997
Density	62 / mi²
Median household income	\$90K
Average household income	\$113K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	62
Earthquake index (US avg 100)	88
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	8.3%
Unemployment	1.0%
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.