

Evans 30809

ZIP code · GA · Georgia > Columbia County > Evans

BALANCED MARKET

\$419K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

805

SALES (12 MO)

\$419K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



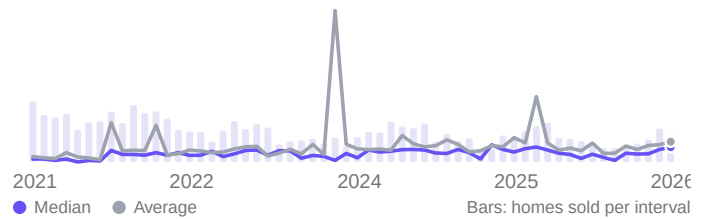
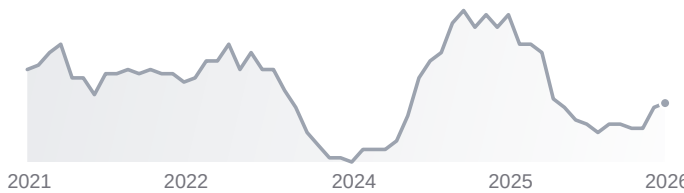
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$442K · Average \$484K

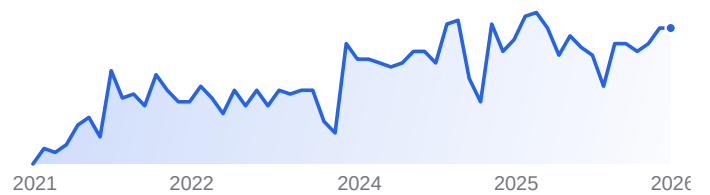
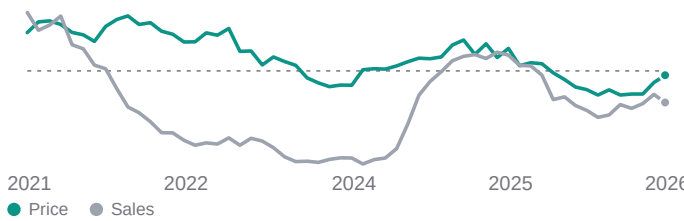


Growth (year over year)

Price -1.7% · Sales -12.3%

Price per square foot

\$166/ft²

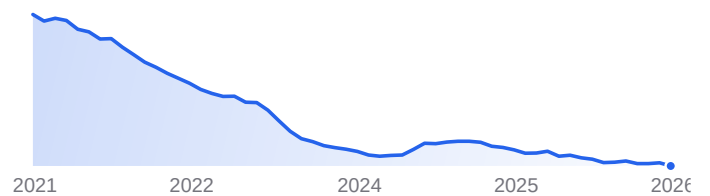
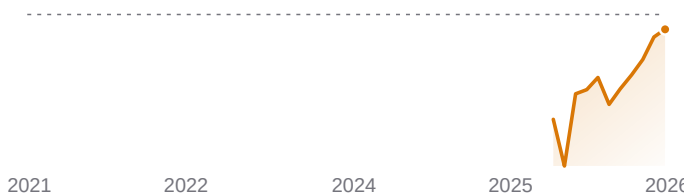


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

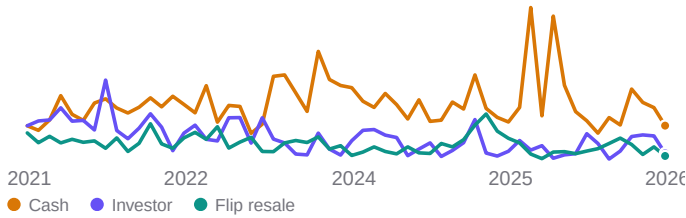
4.3%



BUYERS & OUTCOMES

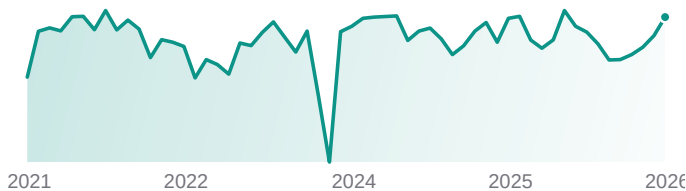
Buyer mix

Cash 18% · Investor 5.1% · Flip resale 3.8%



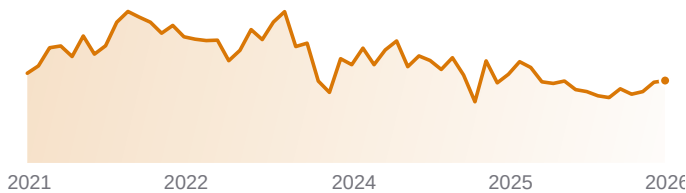
Sellers who sold at a gain

98%

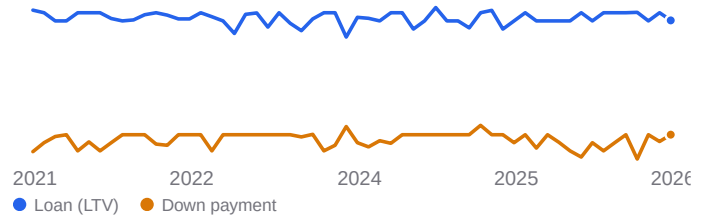


Median annualized return at resale

+5.0%

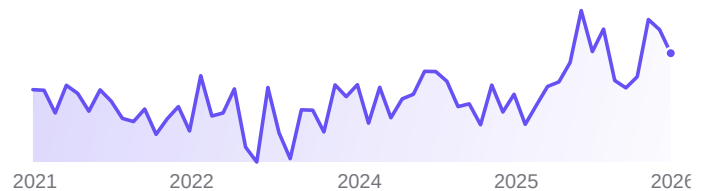


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



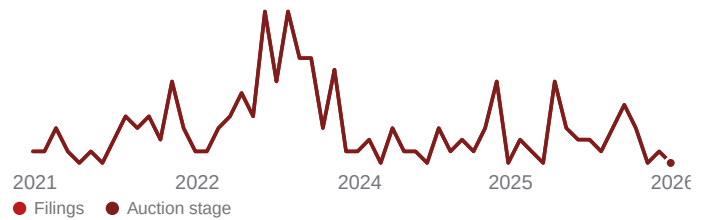
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	18,510
Median value (AVM)	\$419K
Median size	2,564 ft²
Median bedrooms	4
Median year built	2004
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	9.2%
Median loan-to-value	53%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	55,165
Density	1,218 / mi²
Median household income	\$119K
Average household income	\$135K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	62
Earthquake index (US avg 100)	94
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	5.1%
Unemployment	1.1%
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.