

Gibson 30810

ZIP code · GA · Georgia > Glascock County > Gibson

BALANCED MARKET

\$82K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



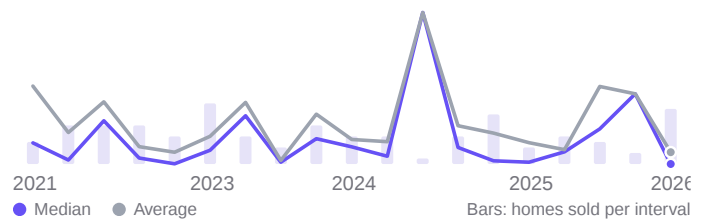
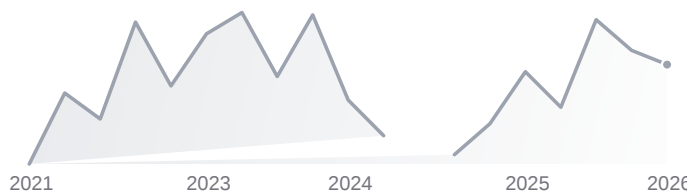
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$75K · Average \$107K

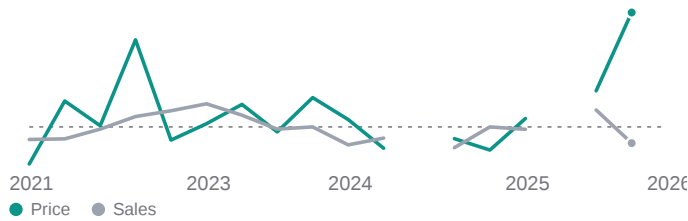


Growth (year over year)

Price +211.8% · Sales -30.0%

Price per square foot

\$60/ft²

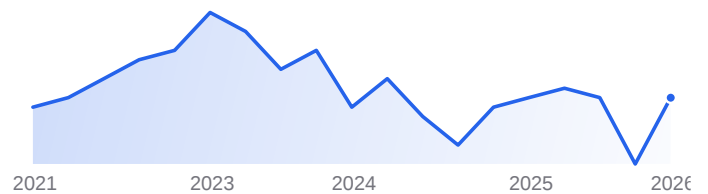


Sale premium vs estimated value

-21.0%

Annual turnover (share of homes sold)

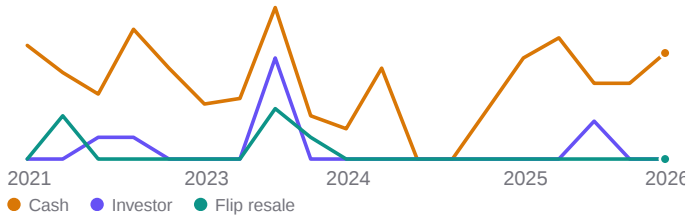
2.6%



BUYERS & OUTCOMES

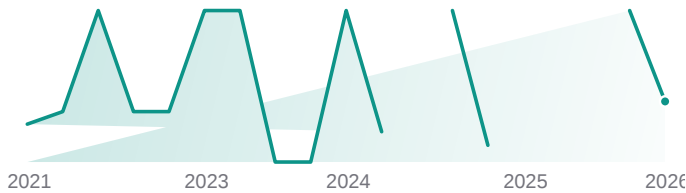
Buyer mix

Cash 70% · Investor 0% · Flip resale 0%



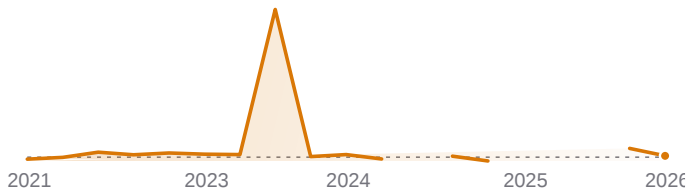
Sellers who sold at a gain

70%

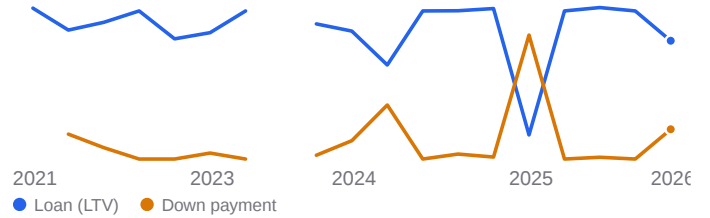


Median annualized return at resale

+4.3%

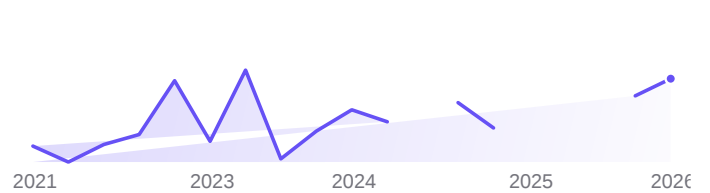


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	820
Median value (AVM)	\$136K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1986
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.6%
Owner occupied	77%
Company owned	7.4%
Median loan-to-value	0%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	1,911
Density	23 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	63
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	14.1%
Unemployment	1.0%
Average temp	63°F
Annual precip	47 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.