

Waynesboro 30830

ZIP code · GA · Georgia · Burke County · Waynesboro

BUYER'S MARKET

\$187K

MEDIAN SALE PRICE

-13.2%

1-YR CHANGE

109

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



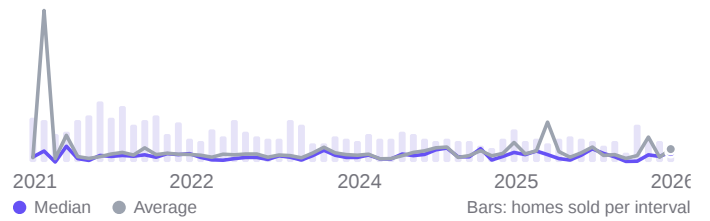
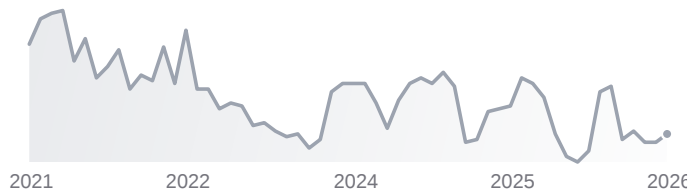
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$225K · Average \$272K

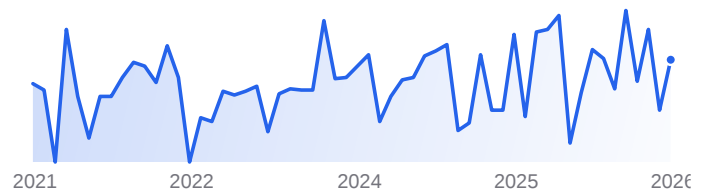
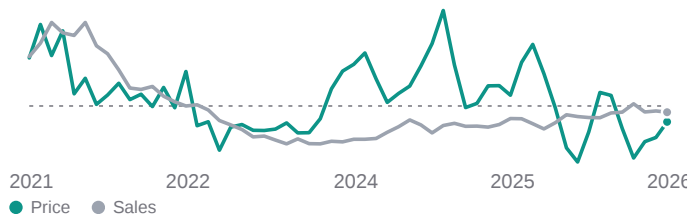


Growth (year over year)

Price -13.2% · Sales -5.2%

Price per square foot

\$122/ft²

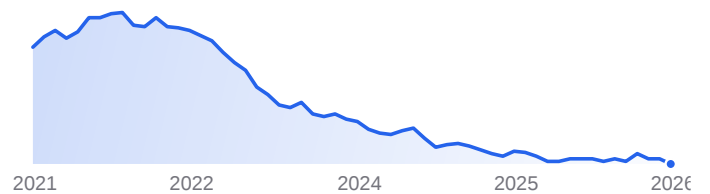
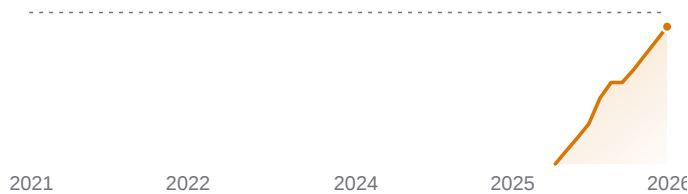


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

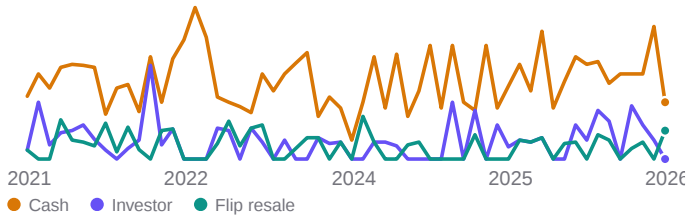
2.2%



BUYERS & OUTCOMES

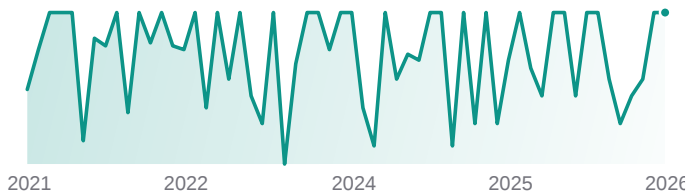
Buyer mix

Cash 33% · Investor 0% · Flip resale 17%



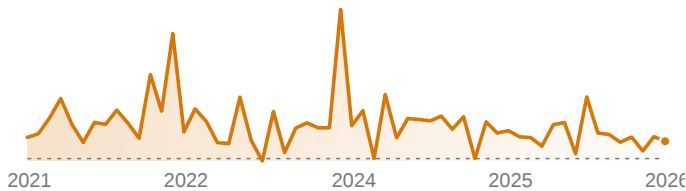
Sellers who sold at a gain

100%

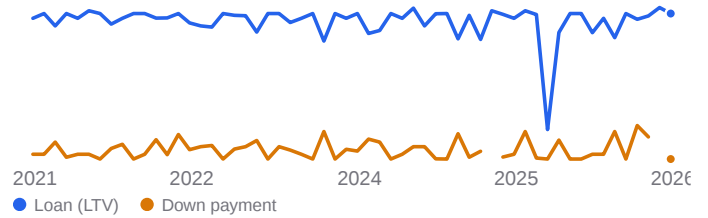


Median annualized return at resale

+4.1%

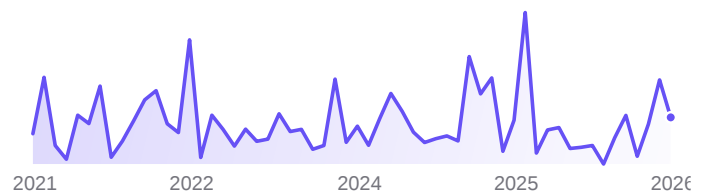


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,993
Median value (AVM)	\$150K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1983
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.2%
Owner occupied	71%
Company owned	9.9%
Median loan-to-value	25%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	14,771
Density	38 / mi²
Median household income	\$64K
Average household income	\$87K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	83
Homes occupied	90%
Bachelor's or higher	14%
Poverty rate	19.4%
Unemployment	1.4%
Average temp	64°F
Annual precip	47 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.