

Bonaire 31005

ZIP code · GA · Georgia · Houston County

BALANCED MARKET

\$303K

MEDIAN SALE PRICE

-6.6%

1-YR CHANGE

356

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



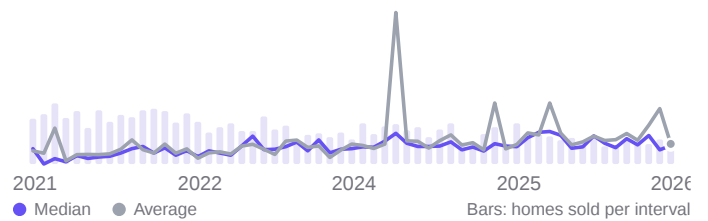
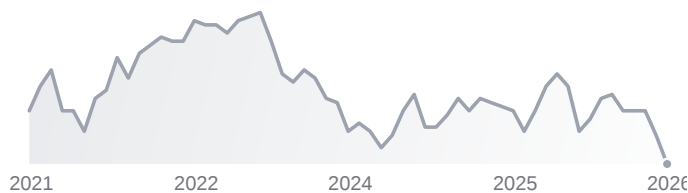
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$295K · Average \$302K

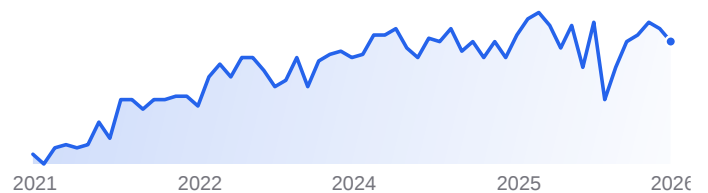
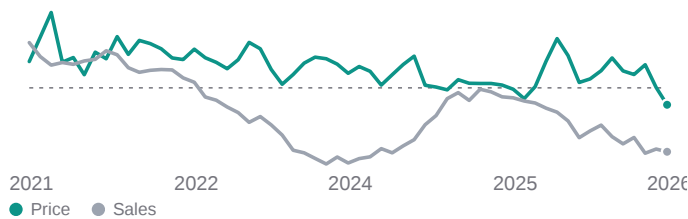


Growth (year over year)

Price -6.6% · Sales -24.9%

Price per square foot

\$153/ft²

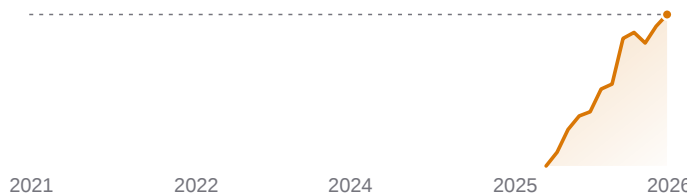


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

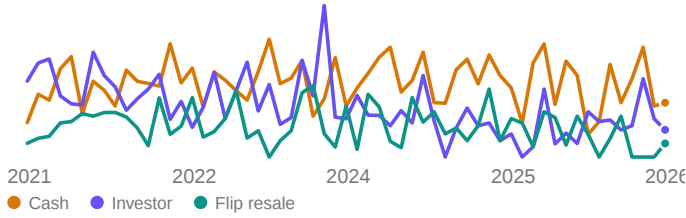
4.4%



BUYERS & OUTCOMES

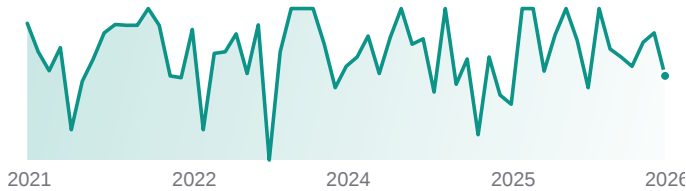
Buyer mix

Cash 13% · Investor 6.7% · Flip resale 3.3%



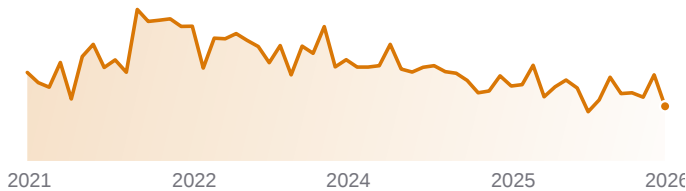
Sellers who sold at a gain

89%

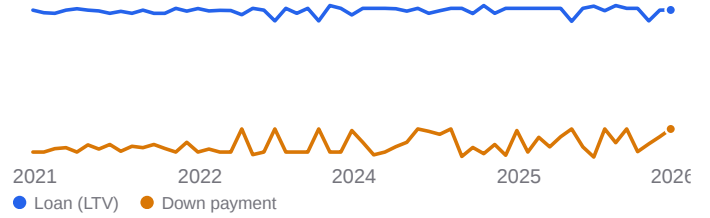


Median annualized return at resale

+4.1%

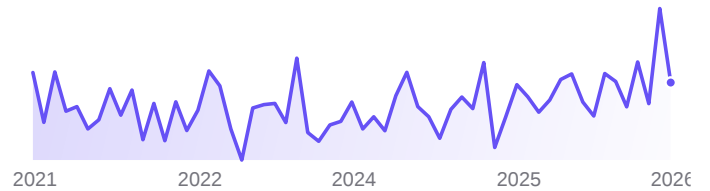


Financing (share of purchase price) Loan (LTV) 97% · Down payment 20%



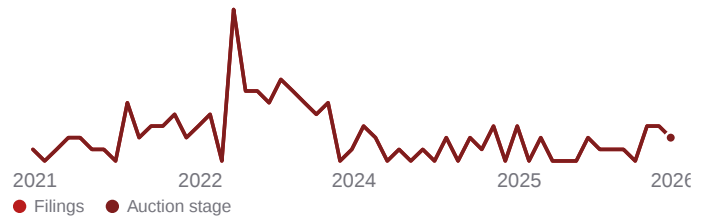
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,046
Median value (AVM)	\$299K
Median size	1,955 ft²
Median bedrooms	3
Median year built	2003
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	9.7%
Median loan-to-value	53%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	20,673
Density	499 / mi²
Median household income	\$110K
Average household income	\$126K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	5.1%
Unemployment	0.9%
Average temp	65°F
Annual precip	47 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.