

Chester 31012

ZIP code · GA · Georgia > Dodge County > Chester

BUYER'S MARKET

\$43K

MEDIAN SALE PRICE

-38.0%

1-YR CHANGE

8

SALES (12 MO)

\$119K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



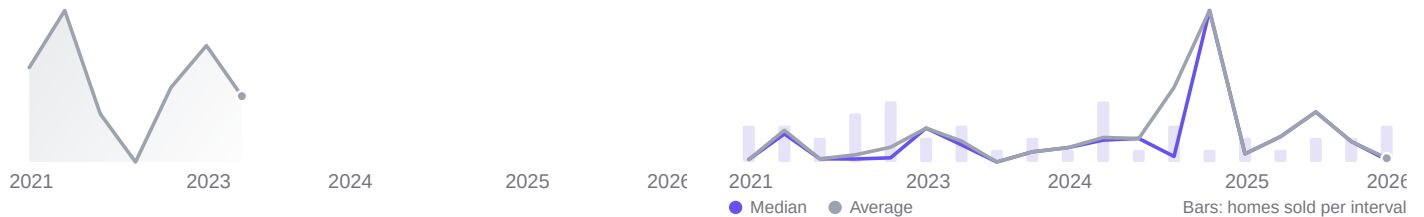
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$33K · Average \$42K

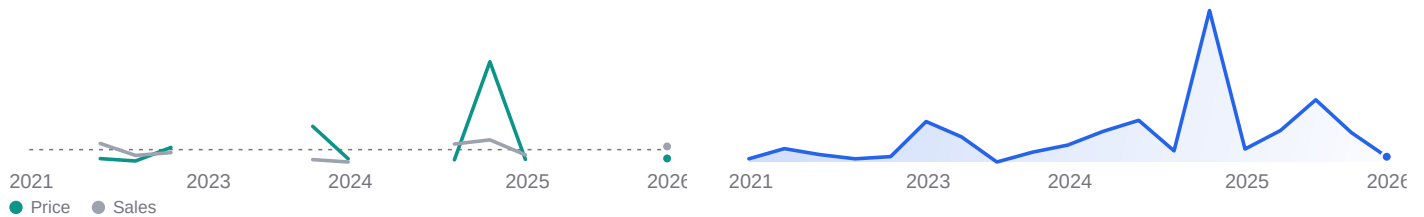


Growth (year over year)

Price -38.0% · Sales +14.3%

Price per square foot

\$33/ft²

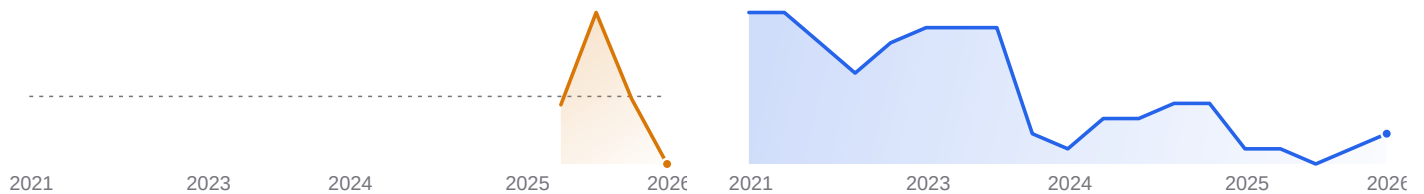


Sale premium vs estimated value

-30.8%

Annual turnover (share of homes sold)

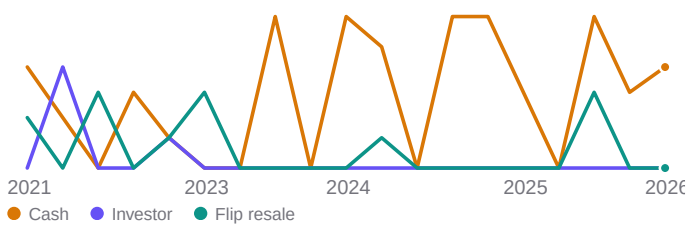
1.4%



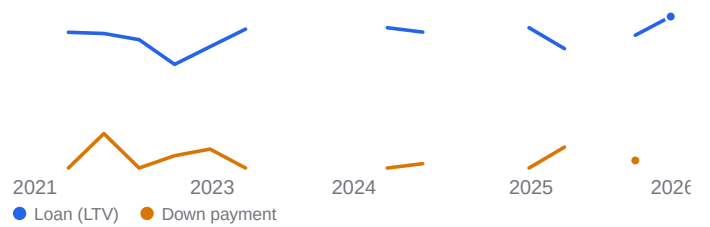
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

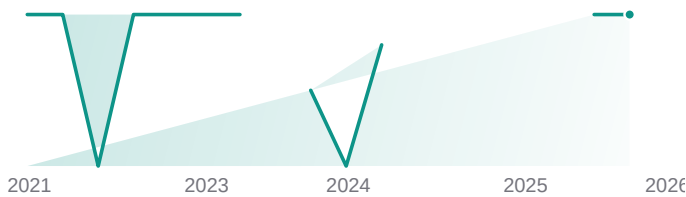


Financing (share of purchase price) Loan (LTV) 106% · Down payment 7.0%



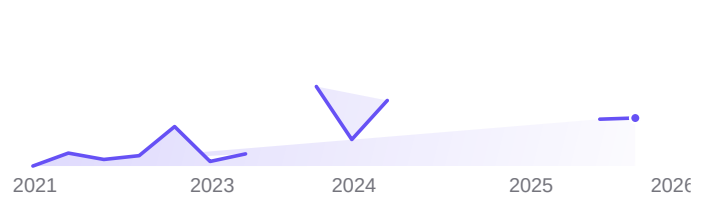
Sellers who sold at a gain

100%



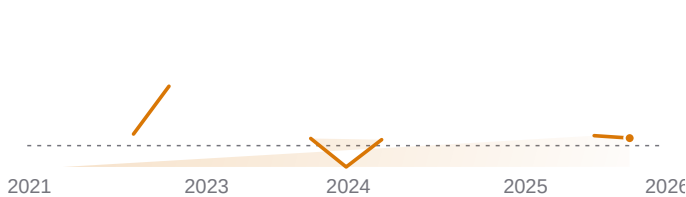
Typical hold before selling

5.4 yrs



Median annualized return at resale

+9.9%



HOUSING STOCK

Homes	573
Median value (AVM)	\$119K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1972
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	4.0%
Owner occupied	78%
Company owned	6.5%
Median loan-to-value	0%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	2,620
Density	49 / mi²
Median household income	\$50K
Average household income	\$65K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	41
Homes occupied	86%
Bachelor's or higher	5%
Poverty rate	14.4%
Unemployment	0.9%
Average temp	65°F
Annual precip	47 in
Sunshine	66%

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.