

Cochran 31014

ZIP code · GA · Georgia · Bleckley County · Cochran

BUYER'S MARKET

\$194K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

128

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



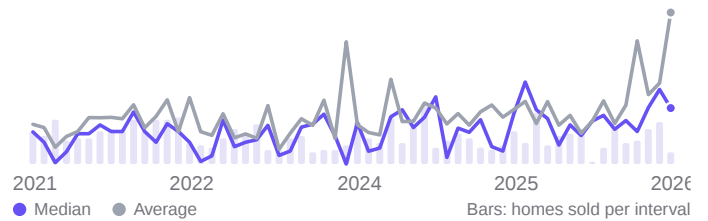
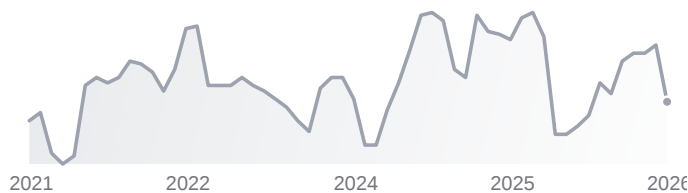
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$179K · Average \$399K

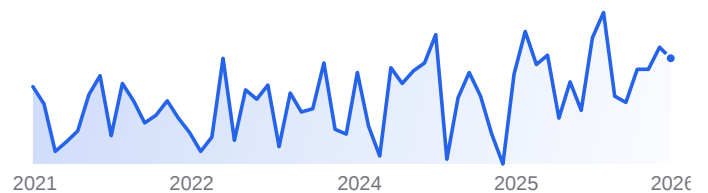
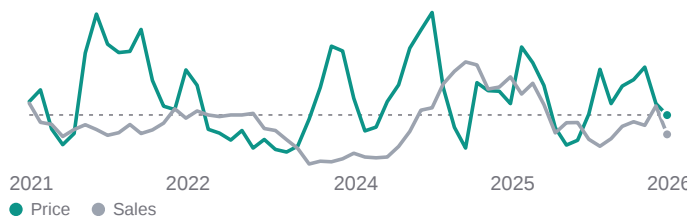


Growth (year over year)

Price -0.1% · Sales -14.1%

Price per square foot

\$111/ft²

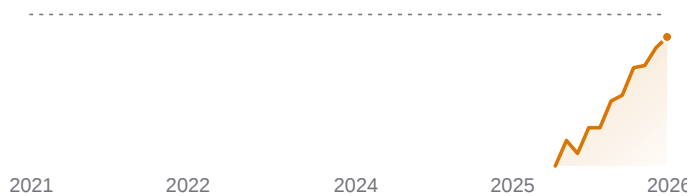


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

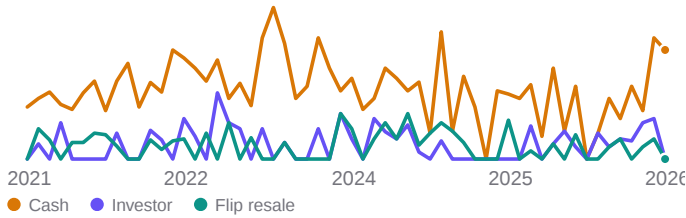
2.7%



BUYERS & OUTCOMES

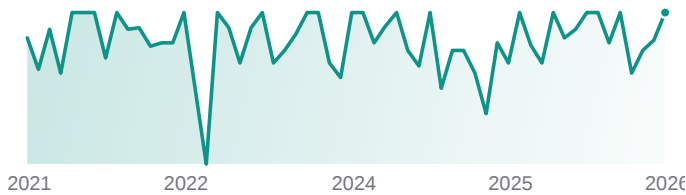
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



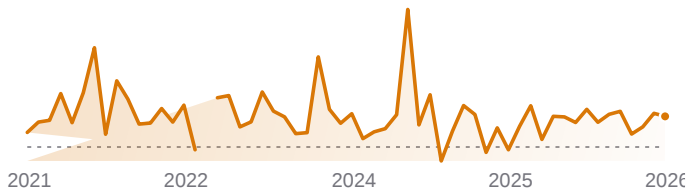
Sellers who sold at a gain

100%

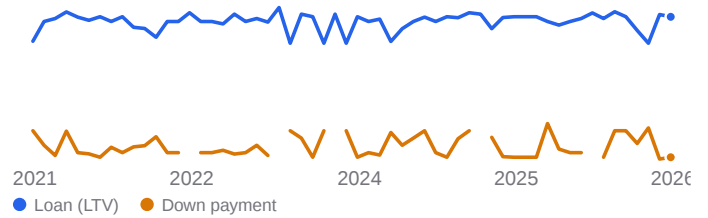


Median annualized return at resale

+8.6%

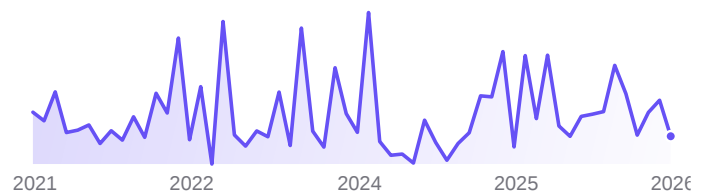


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



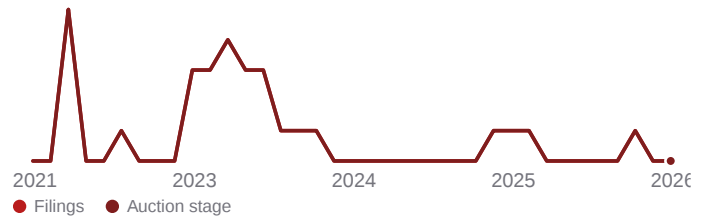
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,808
Median value (AVM)	\$163K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1975
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	8.9%
Median loan-to-value	17%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	12,597
Density	57 / mi²
Median household income	\$61K
Average household income	\$72K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	41
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	14.7%
Unemployment	1.1%
Average temp	65°F
Annual precip	47 in
Sunshine	66%

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.