

Culloden 31016

ZIP code · GA · Georgia > Upson County > Culloden

BALANCED MARKET

\$135K

MEDIAN SALE PRICE

-44.2%

1-YR CHANGE

17

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



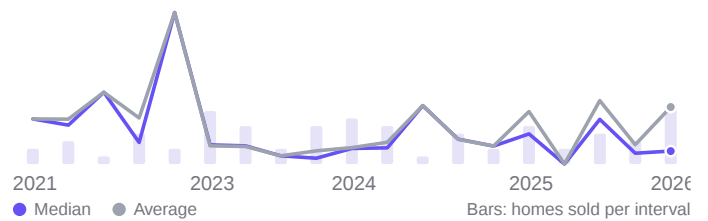
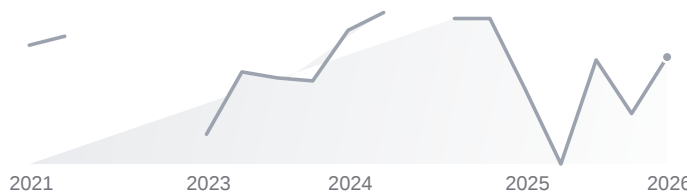
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$135K · Average \$445K

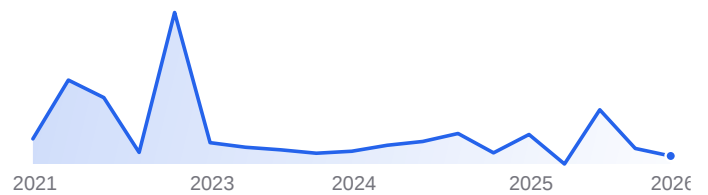
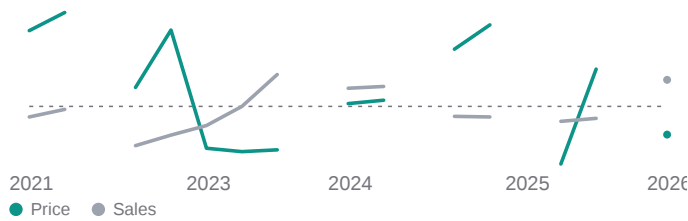


Growth (year over year)

Price -44.2% · Sales +41.7%

Price per square foot

\$62/ft²

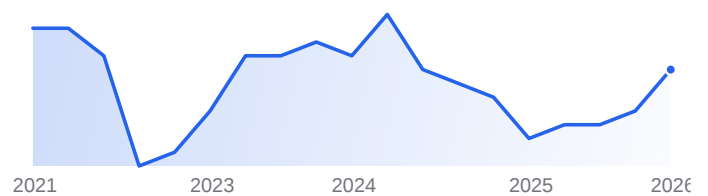
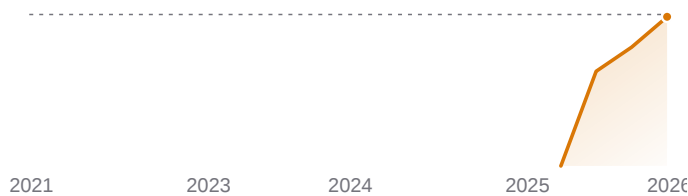


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

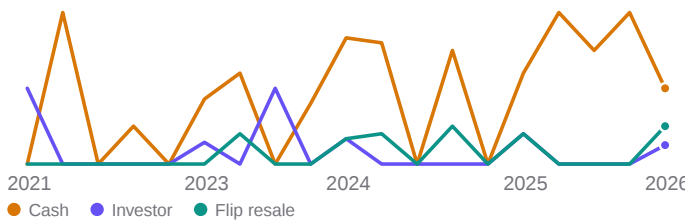
2.2%



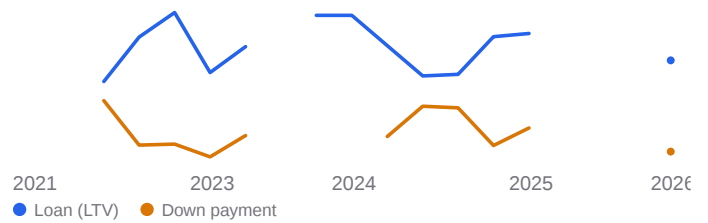
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 13% · Flip resale 25%

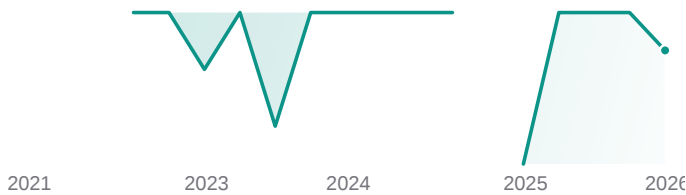


Financing (share of purchase price) Loan (LTV) 70% · Down payment 10%



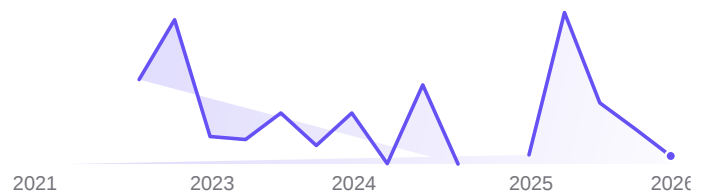
Sellers who sold at a gain

83%



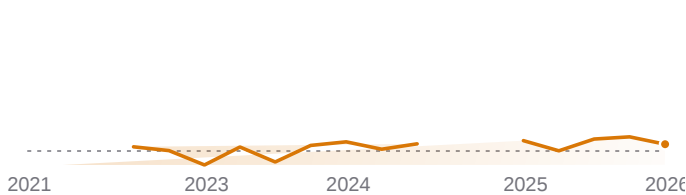
Typical hold before selling

1.7 yrs



Median annualized return at resale

+8.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	789
Median value (AVM)	\$217K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1990
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.3%
Owner occupied	77%
Company owned	8.6%
Median loan-to-value	23%
Typical ownership tenure	16.6 yrs

COMMUNITY

Population	2,209
Density	23 / mi²
Median household income	\$77K
Average household income	\$95K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	45
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	6.7%
Unemployment	1.1%
Average temp	64°F
Annual precip	49 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.