

Davisboro 31018

ZIP code · GA · Georgia > Washington County > Davisboro

STRONG SELLER'S MARKET

\$44K

MEDIAN SALE PRICE

-62.2%

1-YR CHANGE

9

SALES (12 MO)

\$97K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

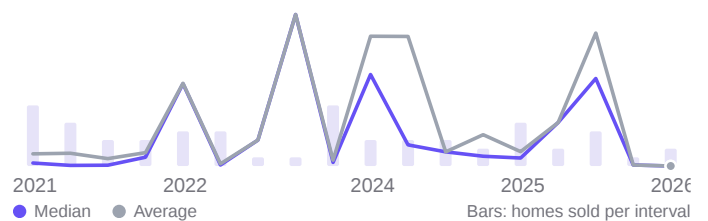
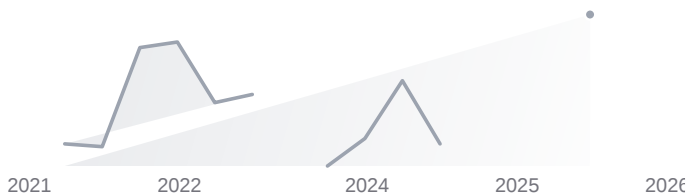
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

80 / 100

Sale prices

Median \$44K · Average \$44K

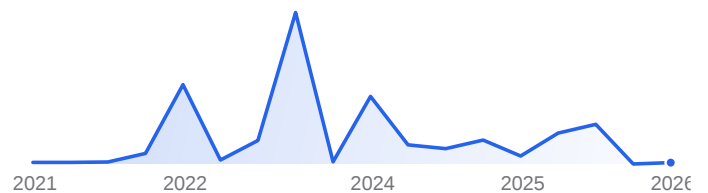
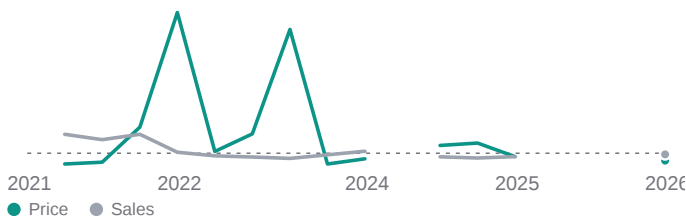


Growth (year over year)

Price -62.2% · Sales -10.0%

Price per square foot

\$37/ft²

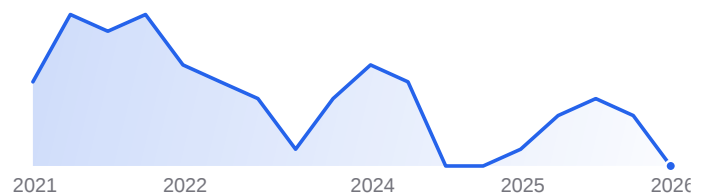


Sale premium vs estimated value

-54.8%

Annual turnover (share of homes sold)

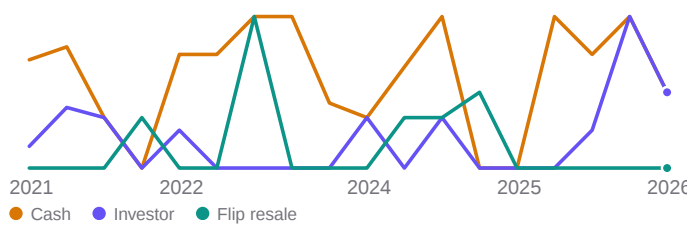
1.7%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 0%

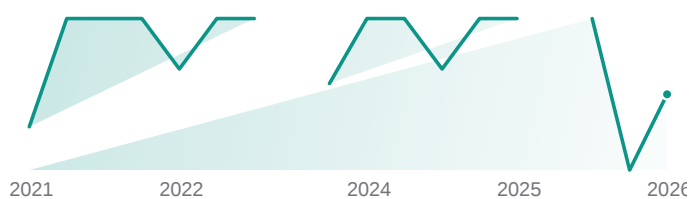


Financing (share of purchase price) Loan (LTV) 100% · Down payment 10%



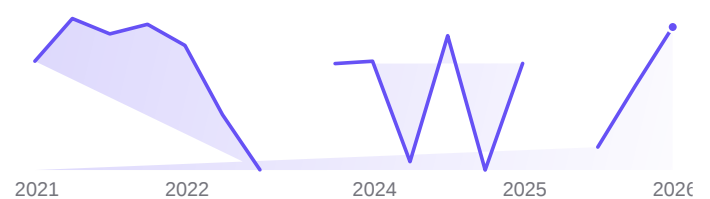
Sellers who sold at a gain

50%



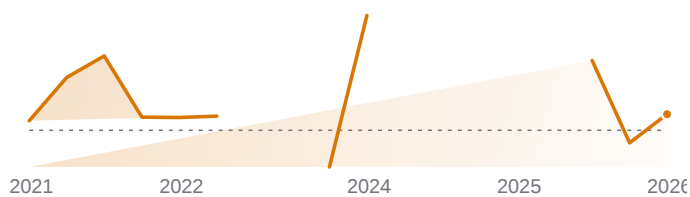
Typical hold before selling

10.2 yrs



Median annualized return at resale

+4.5%



HOUSING STOCK

Homes	538
Median value (AVM)	\$97K
Median size	1,476 ft²
Median bedrooms	2
Median year built	1980
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	4.0%
Owner occupied	70%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	2,491
Density	28 / mi²
Median household income	\$53K
Average household income	\$68K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	56
Homes occupied	88%
Bachelor's or higher	8%
Poverty rate	10.1%
Unemployment	1.1%
Average temp	64°F
Annual precip	47 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.