

Eastman 31023

ZIP code · GA · Georgia > Dodge County > Eastman

STRONG BUYER'S MARKET

\$152K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

106

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



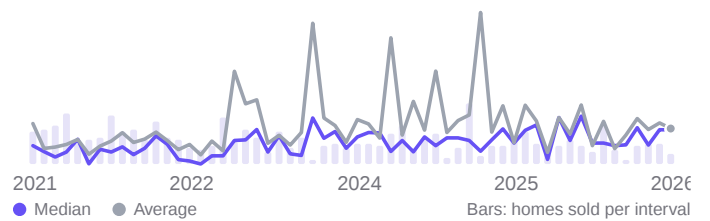
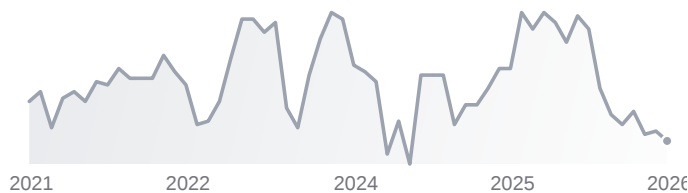
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$171K · Average \$177K

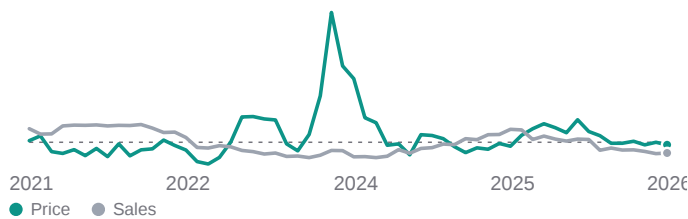


Growth (year over year)

Price -5.3% · Sales -22.1%

Price per square foot

\$125/ft²

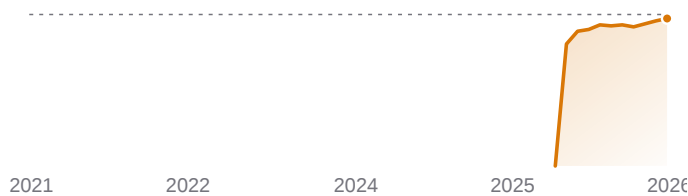


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

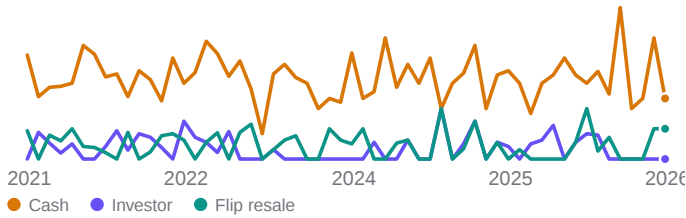
2.0%



BUYERS & OUTCOMES

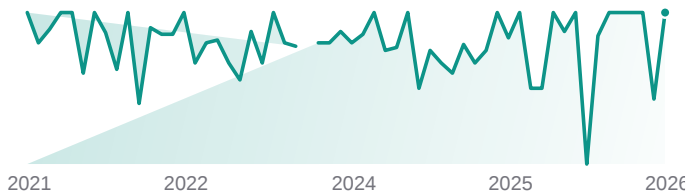
Buyer mix

Cash 40% · Investor 0% · Flip resale 20%



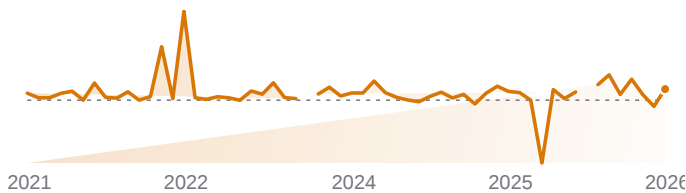
Sellers who sold at a gain

100%

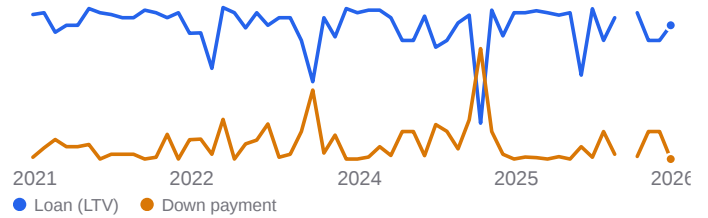


Median annualized return at resale

+14.7%

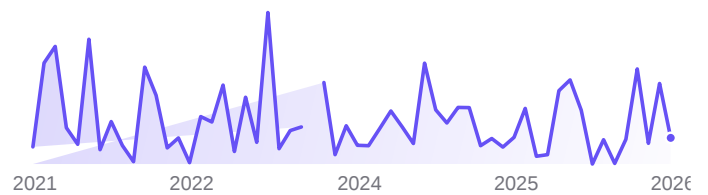


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,390
Median value (AVM)	\$134K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1973
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.5%
Owner occupied	72%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	14,454
Density	48 / mi²
Median household income	\$48K
Average household income	\$63K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	39
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	25.4%
Unemployment	1.1%
Average temp	66°F
Annual precip	48 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.