

Eatonton 31024

ZIP code · GA · Georgia > Putnam County > Eatonton

BALANCED MARKET

\$392K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

520

SALES (12 MO)

\$407K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



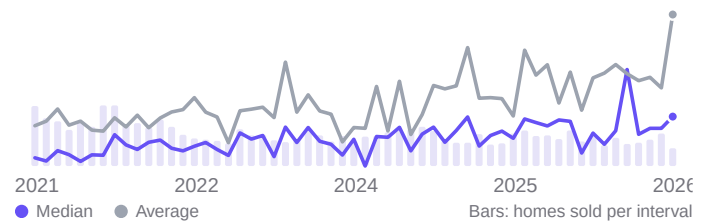
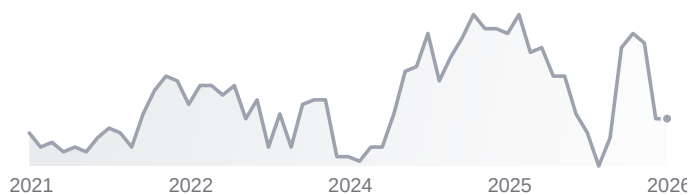
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$425K · Average \$859K

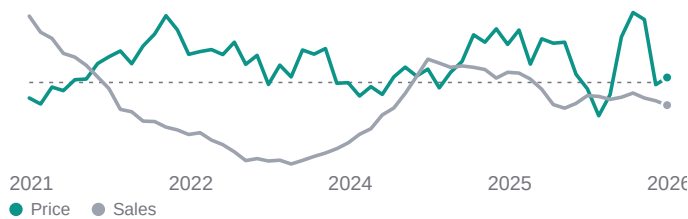


Growth (year over year)

Price +2.4% · Sales -10.7%

Price per square foot

\$214/ft²

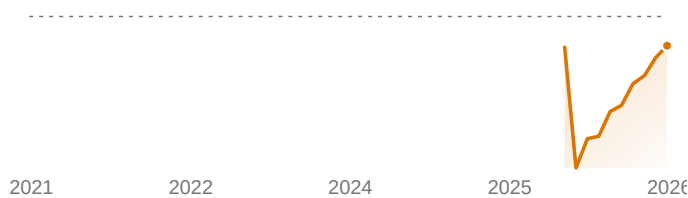


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

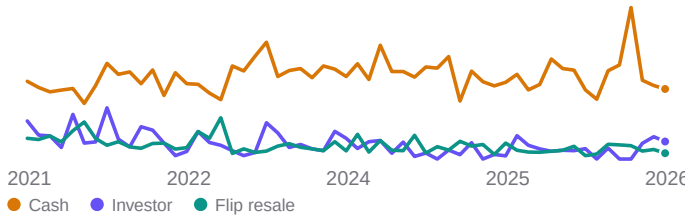
4.1%



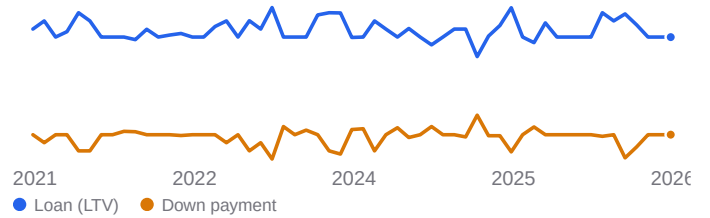
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 10% · Flip resale 3.4%

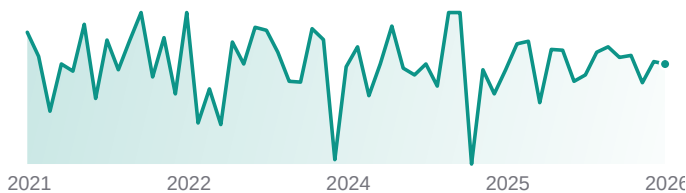


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



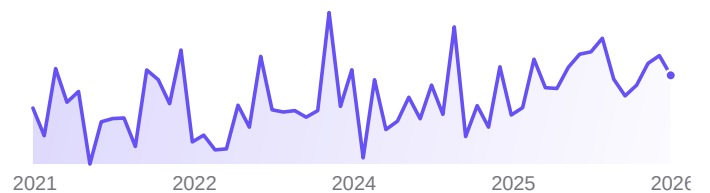
Sellers who sold at a gain

90%



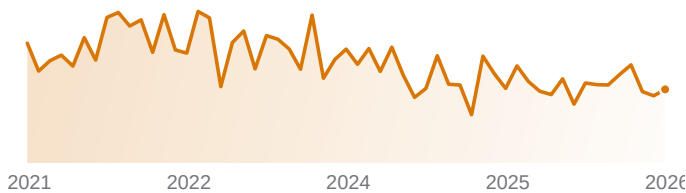
Typical hold before selling

4.3 yrs



Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	12,812
Median value (AVM)	\$407K
Median size	1,635 ft²
Median bedrooms	3
Median year built	1995
Single family	71%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.7%
Owner occupied	59%
Company owned	14%
Median loan-to-value	28%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	22,696
Density	66 / mi ²
Median household income	\$67K
Average household income	\$102K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	58
Homes occupied	74%
Bachelor's or higher	18%
Poverty rate	13.2%
Unemployment	1.1%
Average temp	63°F
Annual precip	48 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.