

Fort Valley 31030

ZIP code · GA · Georgia · Peach County · Fort Valley

STRONG BUYER'S MARKET

\$128K

MEDIAN SALE PRICE

-19.4%

1-YR CHANGE

171

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



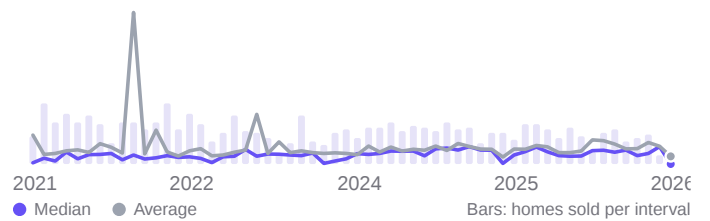
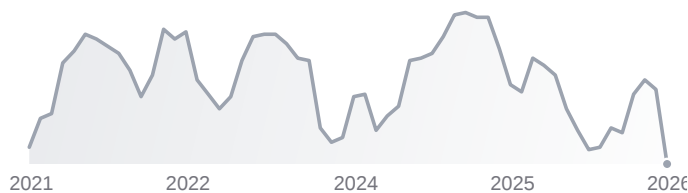
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$45K · Average \$113K

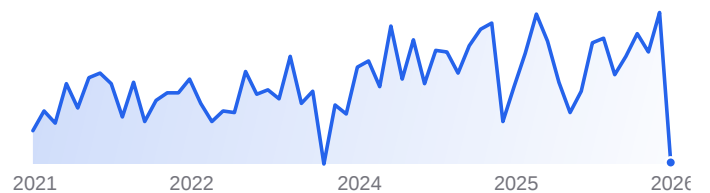
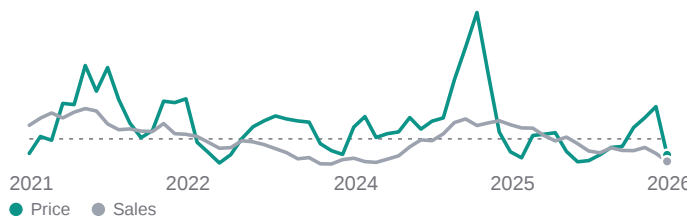


Growth (year over year)

Price -19.4% · Sales -27.2%

Price per square foot

\$24/ft²

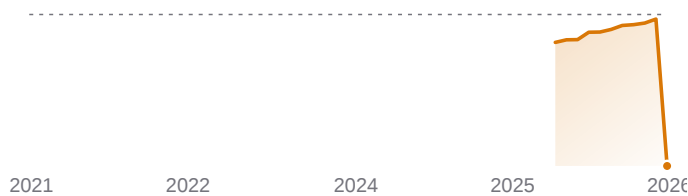


Sale premium vs estimated value

-23.4%

Annual turnover (share of homes sold)

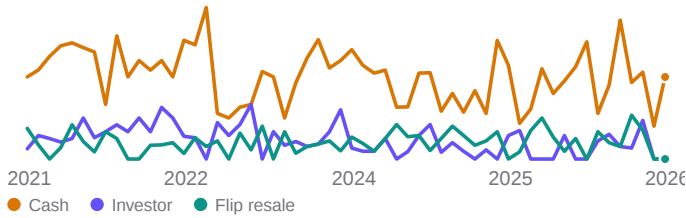
2.8%



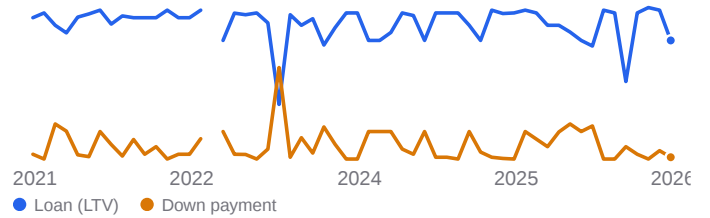
BUYERS & OUTCOMES

Buyer mix

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

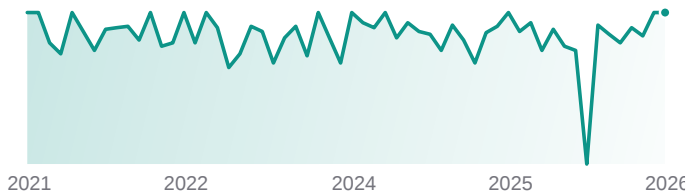


Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.0%



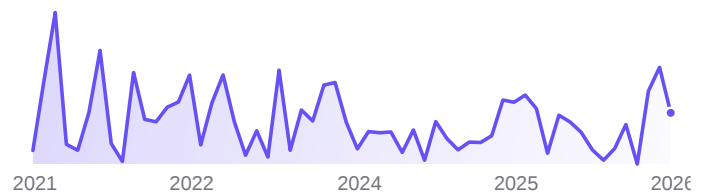
Sellers who sold at a gain

100%



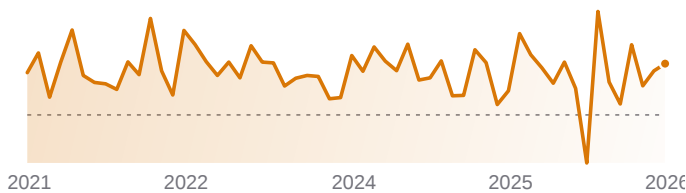
Typical hold before selling

4.8 yrs



Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,024
Median value (AVM)	\$159K
Median size	1,618 ft²
Median bedrooms	3
Median year built	1977
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	11%
Median loan-to-value	13%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	19,384
Density	109 / mi²
Median household income	\$58K
Average household income	\$79K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	38
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	23.7%
Unemployment	1.2%
Average temp	64°F
Annual precip	47 in
Sunshine	64%

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.