

# Mc Rae Helena 31037

ZIP code · GA · Georgia · Wheeler County

BALANCED MARKET

**\$107K**

MEDIAN SALE PRICE

**+38.1%**

1-YR CHANGE

**30**

SALES (12 MO)

**\$85K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

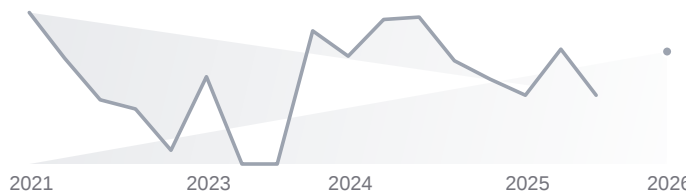
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

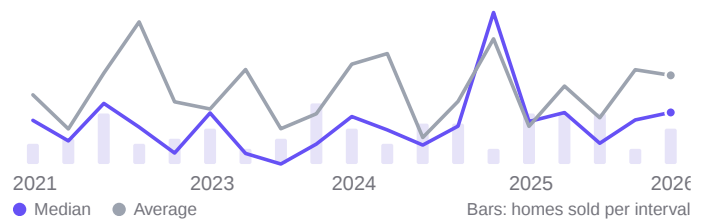
Market temperature (0–100)

55 / 100



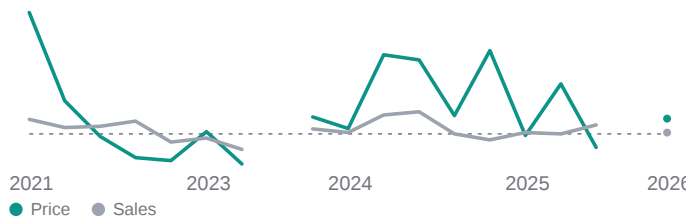
Sale prices

Median \$93K · Average \$148K



Growth (year over year)

Price +38.1% · Sales +3.4%



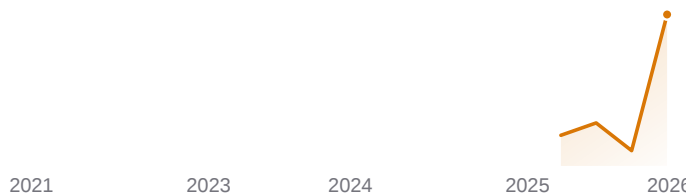
Price per square foot

\$105/ft²



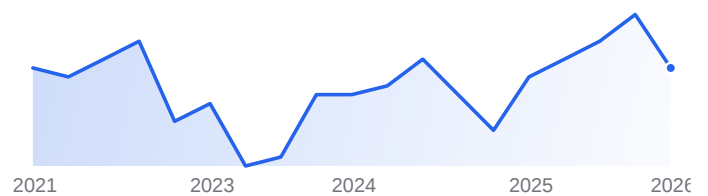
Sale premium vs estimated value

+8.2%



Annual turnover (share of homes sold)

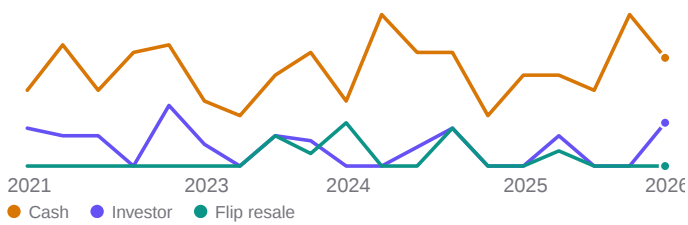
2.9%



## BUYERS & OUTCOMES

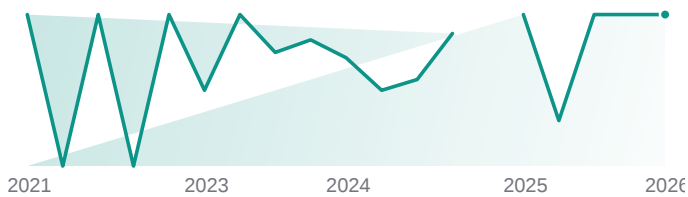
### Buyer mix

Cash 71% · Investor 29% · Flip resale 0%



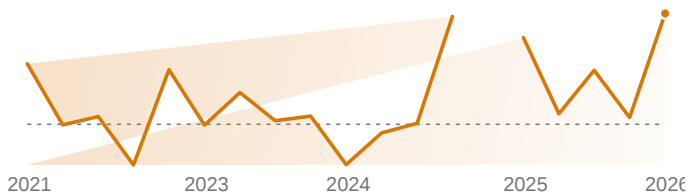
### Sellers who sold at a gain

100%

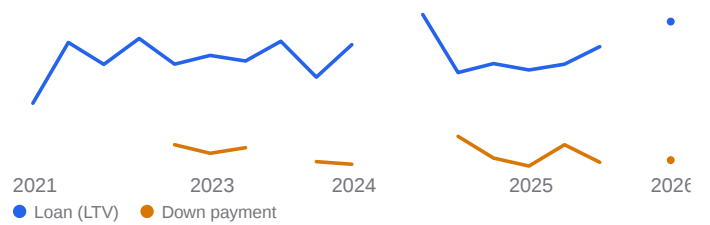


### Median annualized return at resale

+42.6%

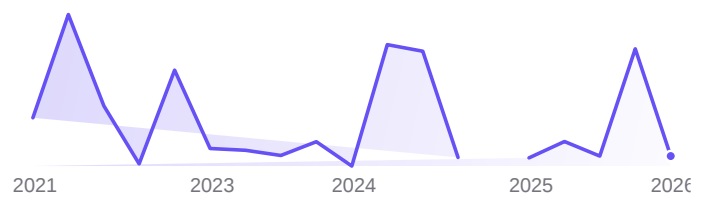


### Financing (share of purchase price) Loan (LTV) 117% · Down payment 5.0%



### Typical hold before selling

1.9 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,036     |
| Median value (AVM) | \$85K     |
| Median size        | 1,344 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 68%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 77%     |
| Underwater (LTV 125% or more) | 1.4%    |
| Owner occupied                | 67%     |
| Company owned                 | 5.1%    |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,472    |
| Density                          | 40 / mi² |
| Median household income          | \$58K    |
| Average household income         | \$65K    |
| Crime index (US avg 100)         | 101      |
| Air pollution index (US avg 100) | 84       |
| Earthquake index (US avg 100)    | 44       |
| Homes occupied                   | 86%      |
| Bachelor's or higher             | 4%       |
| Poverty rate                     | 16.9%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 66°F     |
| Annual precip                    | 47 in    |
| Sunshine                         | 65%      |

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.