

Mc Rae Helena 31055

ZIP code · GA · Georgia · Telfair County

STRONG BUYER'S MARKET

\$57K

MEDIAN SALE PRICE

-47.6%

1-YR CHANGE

43

SALES (12 MO)

\$96K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



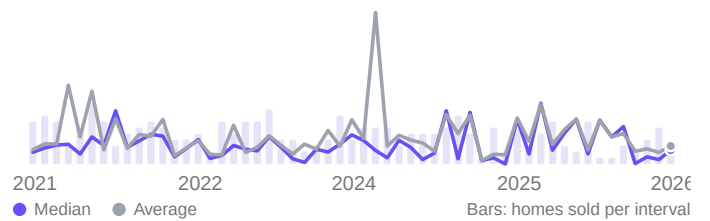
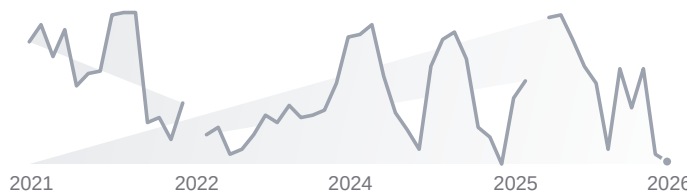
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$86K · Average \$107K

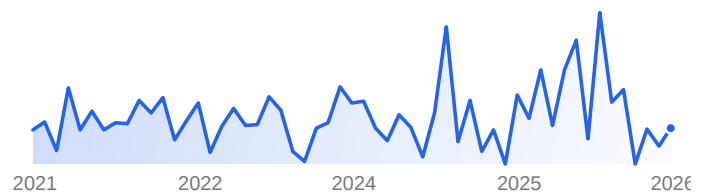
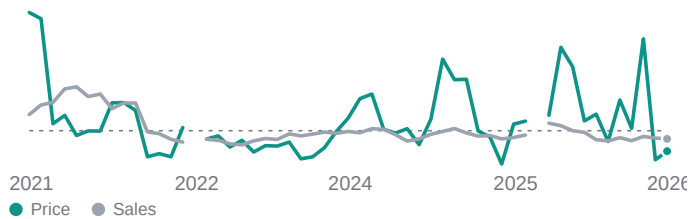


Growth (year over year)

Price -47.6% · Sales -18.9%

Price per square foot

\$51/ft²

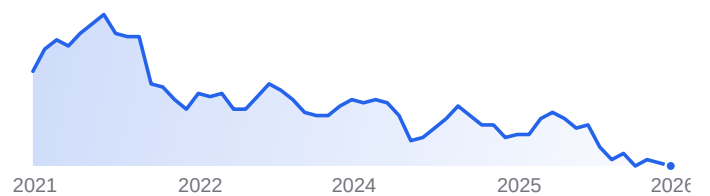
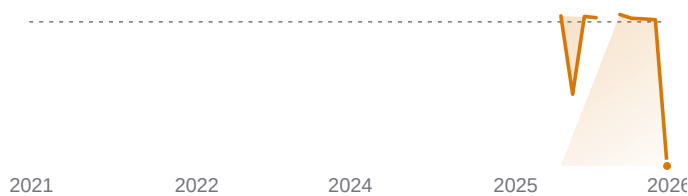


Sale premium vs estimated value

-39.8%

Annual turnover (share of homes sold)

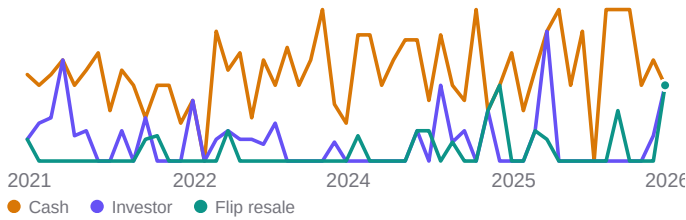
2.2%



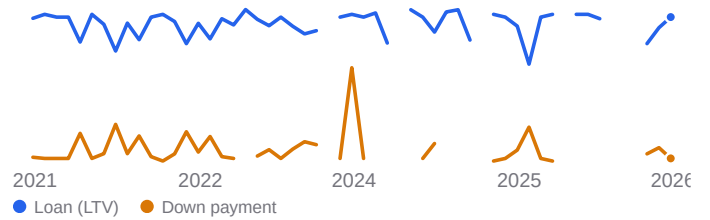
BUYERS & OUTCOMES

Buyer mix

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

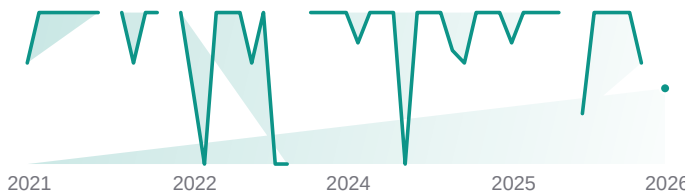


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



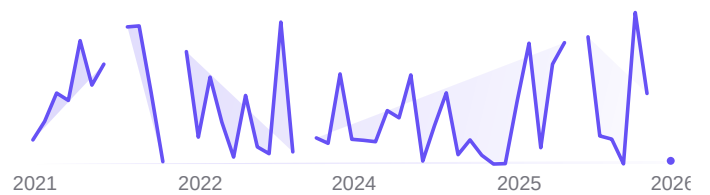
Sellers who sold at a gain

50%



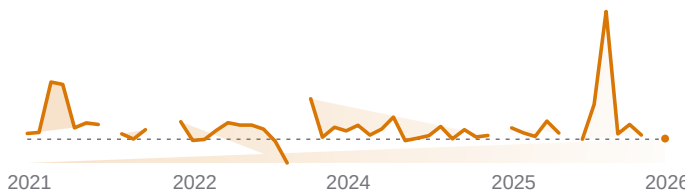
Typical hold before selling

0.5 yrs



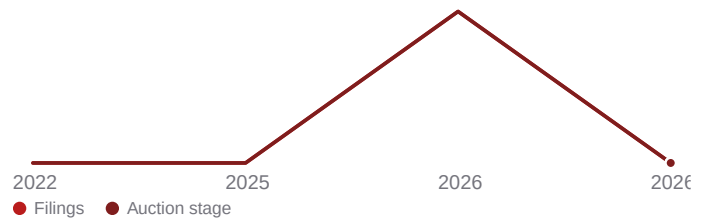
Median annualized return at resale

+0.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,986
Median value (AVM)	\$96K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1969
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.7%
Owner occupied	66%
Company owned	6.8%
Median loan-to-value	0%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	5,577
Density	40 / mi²
Median household income	\$43K
Average household income	\$54K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	44
Homes occupied	85%
Bachelor's or higher	4%
Poverty rate	28.4%
Unemployment	1.3%
Average temp	66°F
Annual precip	48 in
Sunshine	66%

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.