

Milledgeville 31061

ZIP code · GA · Georgia · Baldwin County · Milledgeville

BUYER'S MARKET

\$212K

MEDIAN SALE PRICE

-13.7%

1-YR CHANGE

545

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



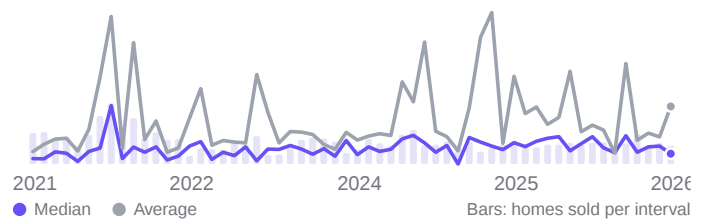
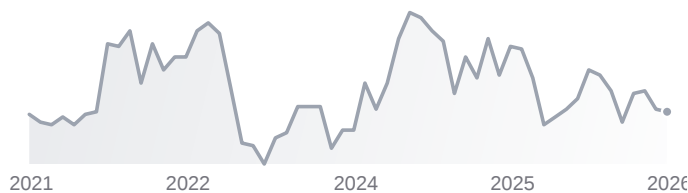
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$181K · Average \$483K

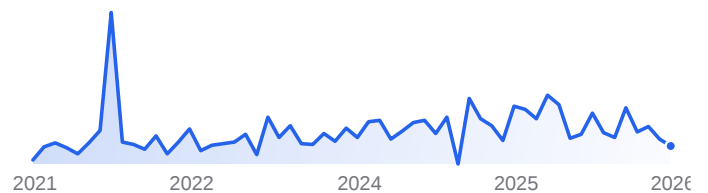
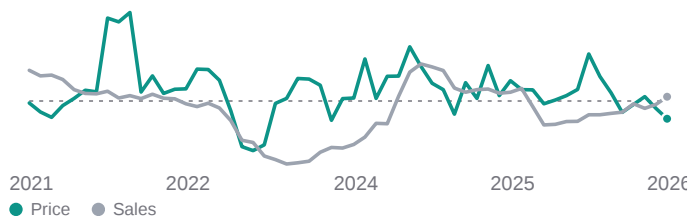


Growth (year over year)

Price -13.7% · Sales +3.2%

Price per square foot

\$105/ft²

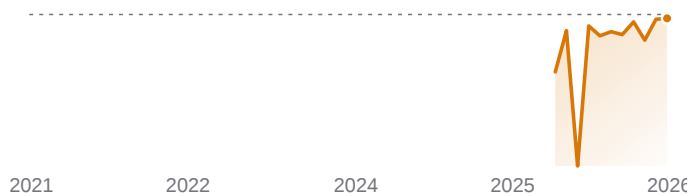


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

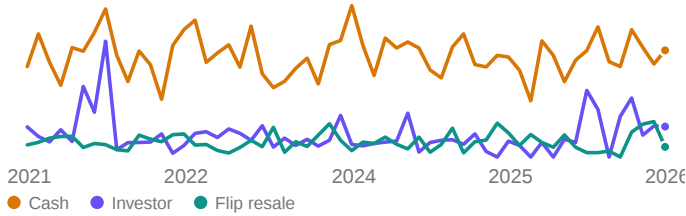
3.1%



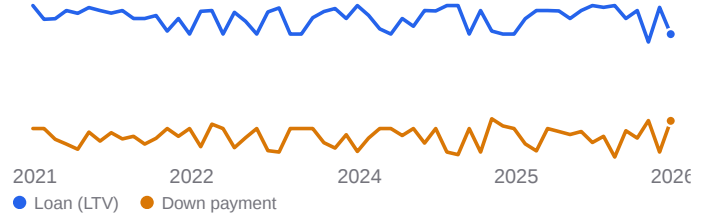
BUYERS & OUTCOMES

Buyer mix

Cash 51% · Investor 15% · Flip resale 4.9%

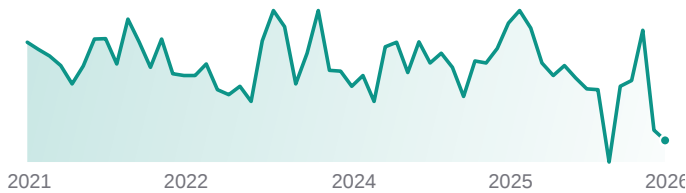


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



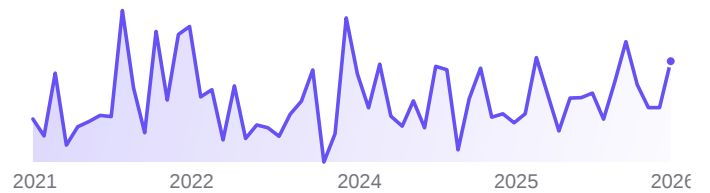
Sellers who sold at a gain

71%



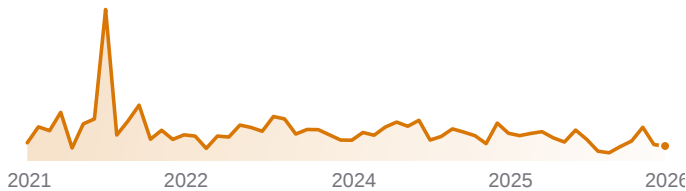
Typical hold before selling

5.9 yrs



Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	17,535
Median value (AVM)	\$222K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1986
Single family	69%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.7%
Owner occupied	62%
Company owned	16%
Median loan-to-value	30%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	42,716
Density	153 / mi²
Median household income	\$59K
Average household income	\$84K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	57
Homes occupied	77%
Bachelor's or higher	12%
Poverty rate	20.4%
Unemployment	0.8%
Average temp	64°F
Annual precip	47 in
Sunshine	61%

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.