

Sandersville 31082

ZIP code · GA · Georgia > Washington County > Sandersville

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

+86.0%

1-YR CHANGE

102

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

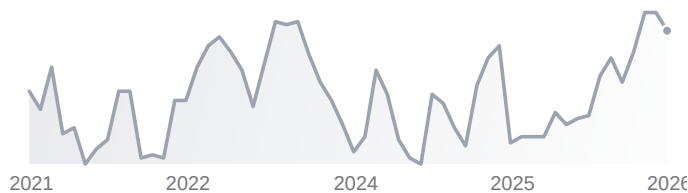
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

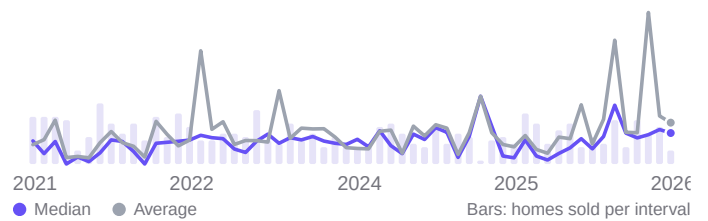
Market temperature (0–100)

59 / 100



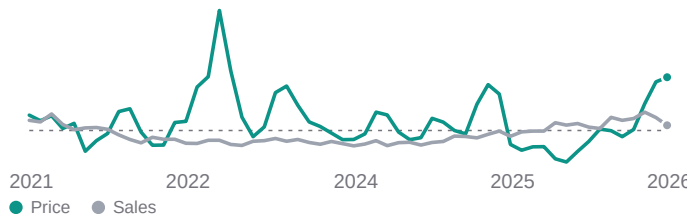
Sale prices

Median \$175K · Average \$220K



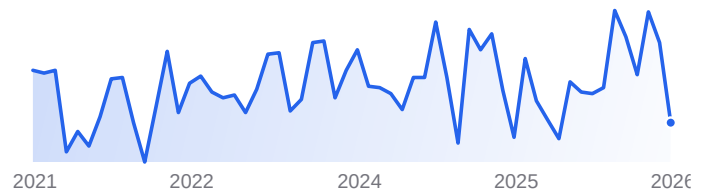
Growth (year over year)

Price +86.0% · Sales +8.5%



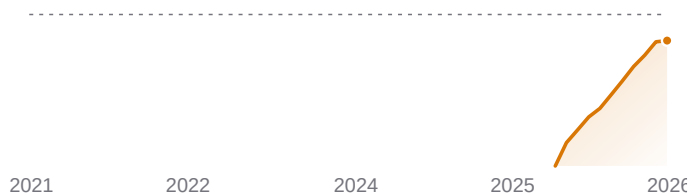
Price per square foot

\$54/ft²



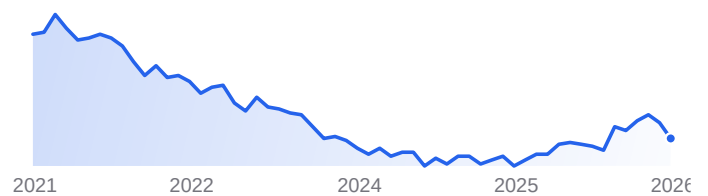
Sale premium vs estimated value

-1.5%



Annual turnover (share of homes sold)

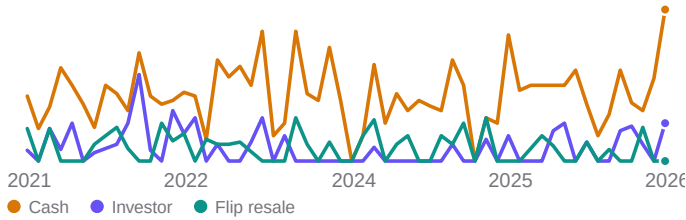
2.5%



BUYERS & OUTCOMES

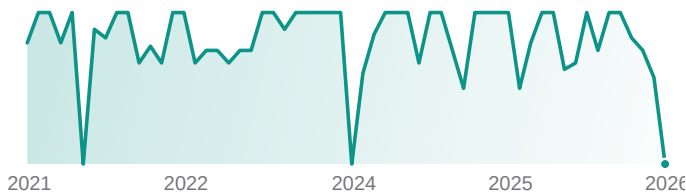
Buyer mix

Cash 100% · Investor 25% · Flip resale 0%



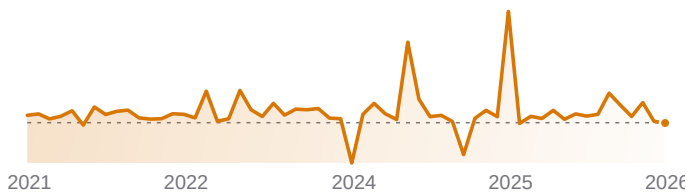
Sellers who sold at a gain

0%

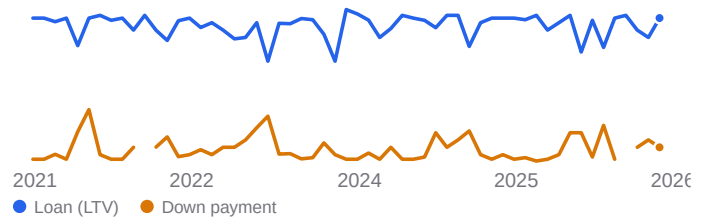


Median annualized return at resale

-0.3%

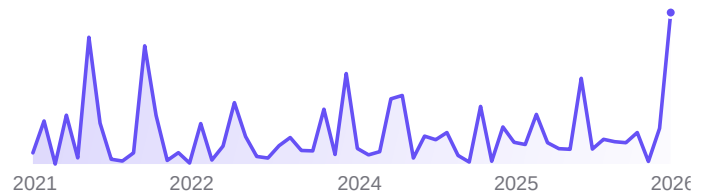


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



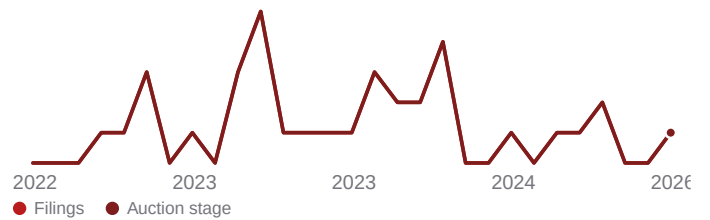
Typical hold before selling

20.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,024
Median value (AVM)	\$129K
Median size	1,558 ft²
Median bedrooms	3
Median year built	1980
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.5%
Owner occupied	73%
Company owned	14%
Median loan-to-value	18%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	10,347
Density	45 / mi²
Median household income	\$50K
Average household income	\$64K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	53
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	14.1%
Unemployment	1.0%
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.