

Sparta 31087

ZIP code · GA · Georgia > Hancock County > Sparta

BALANCED MARKET

\$311K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

127

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

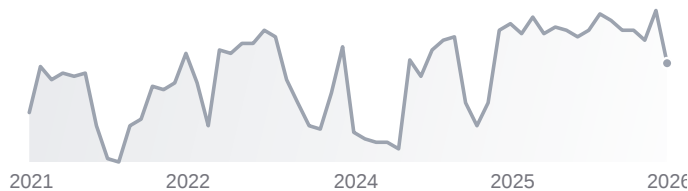
Balanced market · 44 / 100



MARKET TRENDS (5 YEARS)

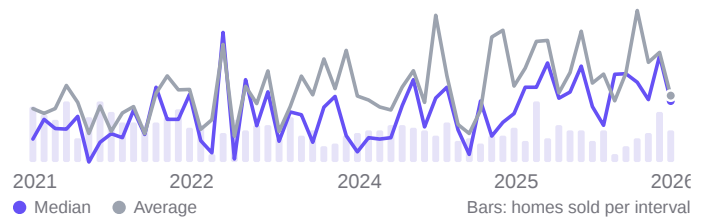
Market temperature (0–100)

44 / 100



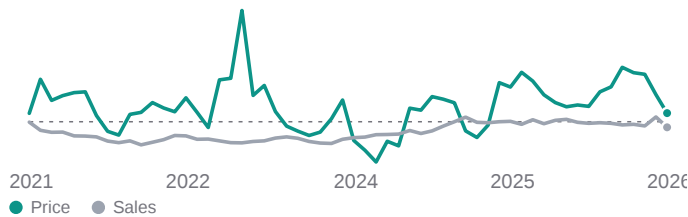
Sale prices

Median \$260K · Average \$278K



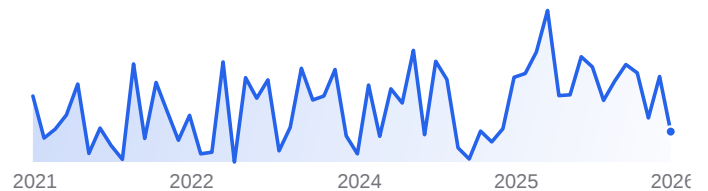
Growth (year over year)

Price +12.7% · Sales -8.0%



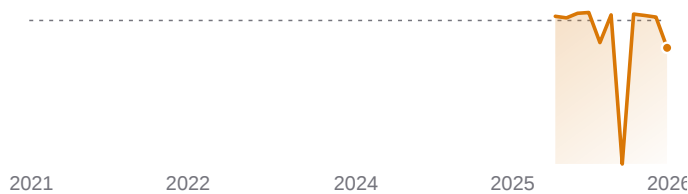
Price per square foot

\$108/ft²



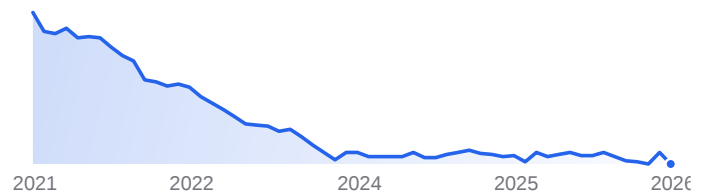
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

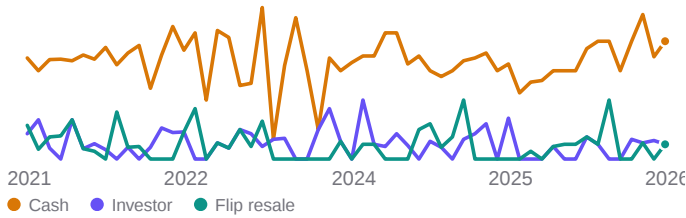
2.5%



BUYERS & OUTCOMES

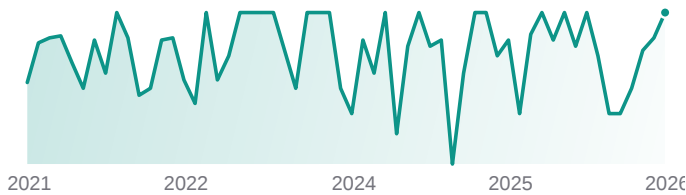
Buyer mix

Cash 67% · Investor 8.3% · Flip resale 8.3%



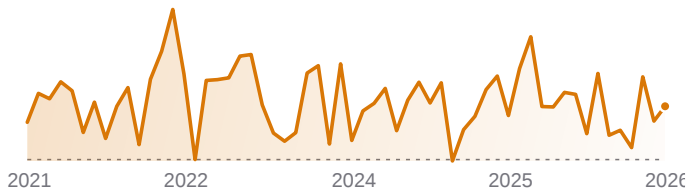
Sellers who sold at a gain

100%

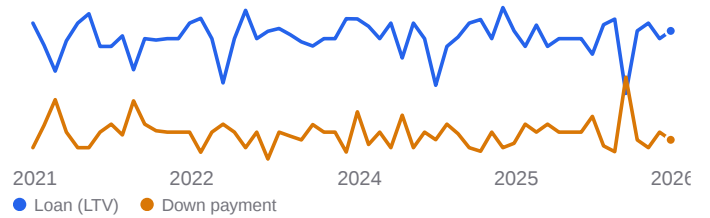


Median annualized return at resale

+9.6%

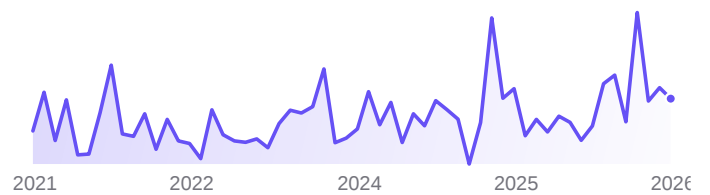


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



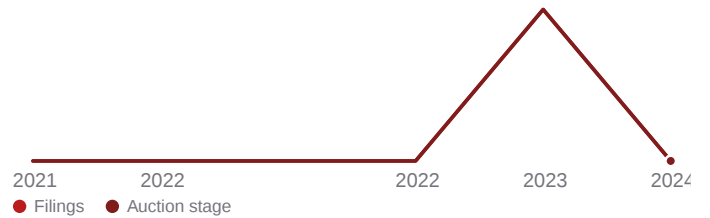
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,178
Median value (AVM)	\$167K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1989
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.5%
Owner occupied	54%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	8,846
Density	20 / mi²
Median household income	\$46K
Average household income	\$66K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	63
Homes occupied	65%
Bachelor's or higher	9%
Poverty rate	22.5%
Unemployment	1.0%
Average temp	63°F
Annual precip	48 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.