

Warthen 31094

ZIP code · GA · Georgia > Washington County > Warthen

BUYER'S MARKET

\$209K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



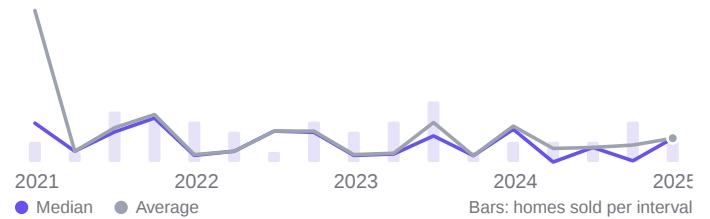
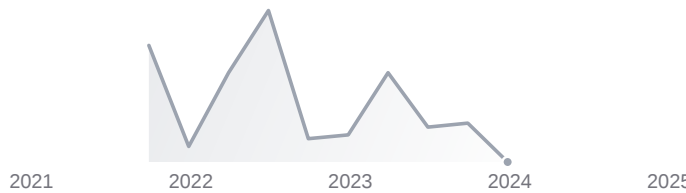
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$209K · Average \$209K

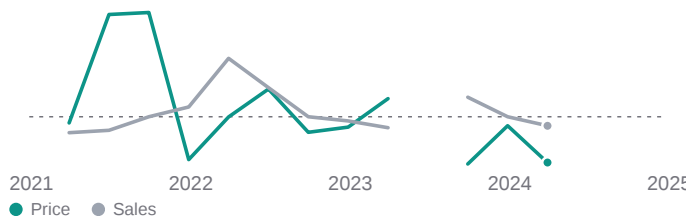


Growth (year over year)

Price -78.2% · Sales -15.4%

Price per square foot

\$111/ft²



Sale premium vs estimated value

+3.8%

Annual turnover (share of homes sold)

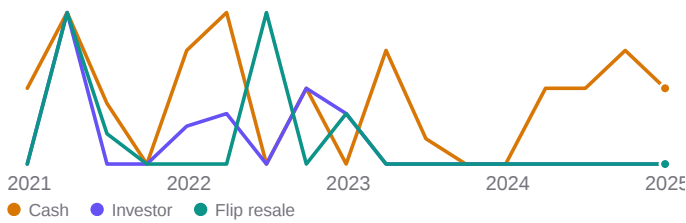
1.9%



BUYERS & OUTCOMES

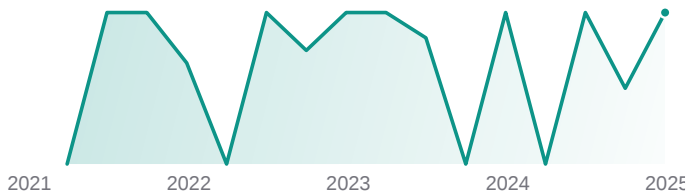
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



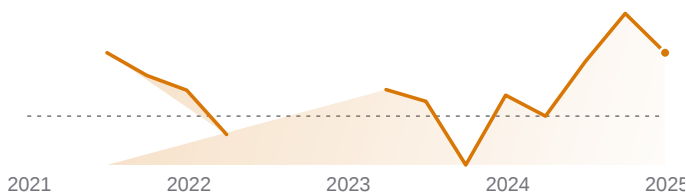
Sellers who sold at a gain

100%

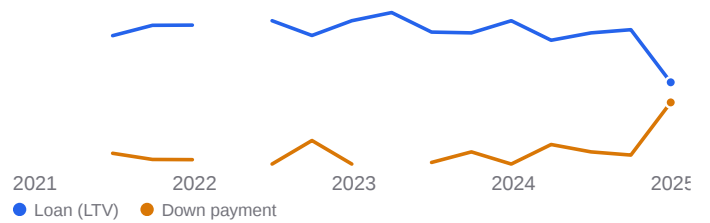


Median annualized return at resale

+20.0%

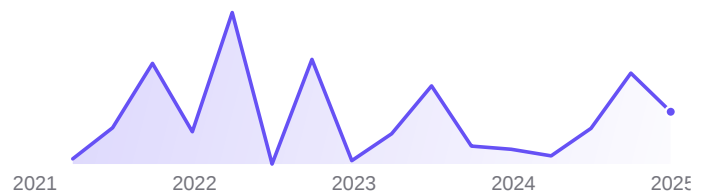


Financing (share of purchase price) Loan (LTV) 57% · Down payment 43%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	533
Median value (AVM)	\$155K
Median size	1,561 ft²
Median bedrooms	3
Median year built	1985
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.8%
Owner occupied	74%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	1,320
Density	12 / mi²
Median household income	\$43K
Average household income	\$61K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	59
Homes occupied	85%
Bachelor's or higher	15%
Poverty rate	14.6%
Unemployment	1.1%
Average temp	63°F
Annual precip	47 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.