

Manor 31550

ZIP code · GA · Georgia > Ware County > Manor

STRONG SELLER'S MARKET

\$400K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

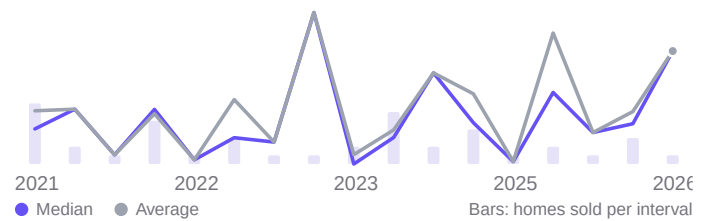
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

81 / 100

Sale prices

Median \$400K · Average \$400K

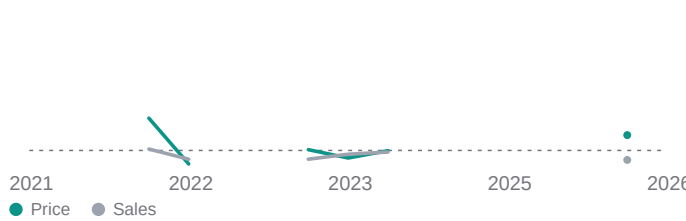


Growth (year over year)

Price +85.6% · Sales -53.8%

Price per square foot

\$303/ft²

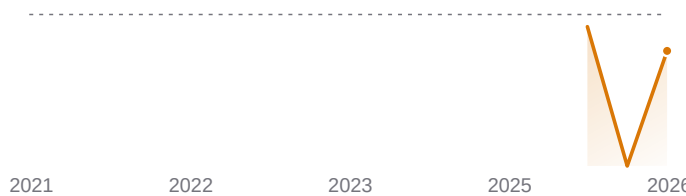


Sale premium vs estimated value

-17.7%

Annual turnover (share of homes sold)

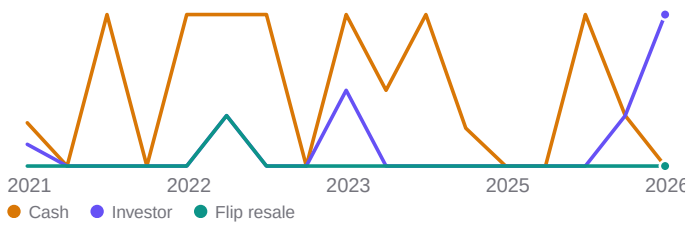
1.5%



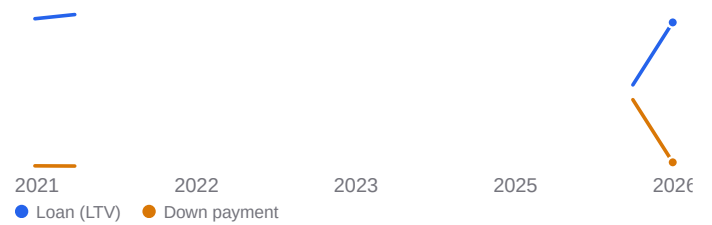
BUYERS & OUTCOMES

Buyer mix

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

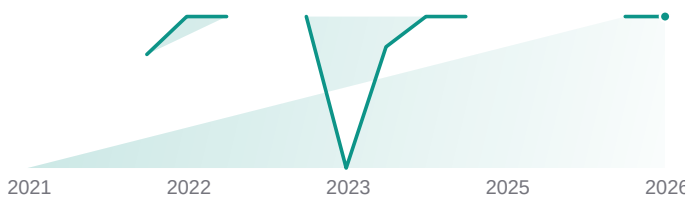


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.2%



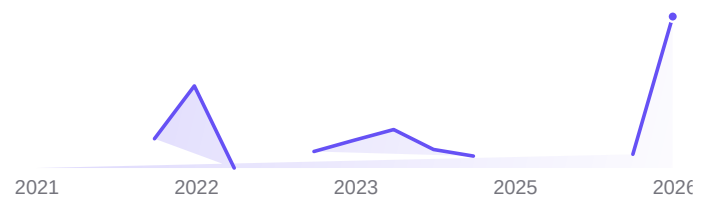
Sellers who sold at a gain

100%



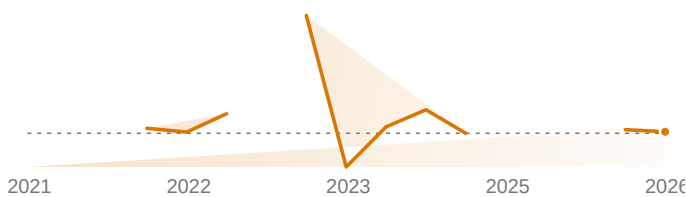
Typical hold before selling

20.3 yrs



Median annualized return at resale

+2.0%



HOUSING STOCK

Homes	342
Median value (AVM)	\$166K
Median size	1,619 ft²
Median bedrooms	3
Median year built	1982
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	5.6%
Median loan-to-value	0%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	429
Density	5 / mi ²
Median household income	\$55K
Average household income	\$85K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	15.6%
Unemployment	1.2%
Average temp	67°F
Annual precip	51 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.