

Baconton 31716

ZIP code · GA · Georgia > Mitchell County > Baconton

STRONG BUYER'S MARKET

\$90K

MEDIAN SALE PRICE

-41.9%

1-YR CHANGE

23

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



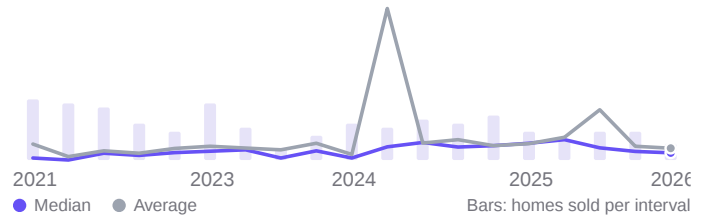
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

7 / 100

Sale prices

Median \$90K · Average \$126K

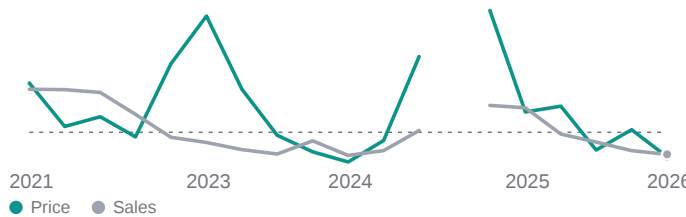


Growth (year over year)

Price -41.9% · Sales -37.8%

Price per square foot

\$45/ft²



Sale premium vs estimated value

-76.0%

Annual turnover (share of homes sold)

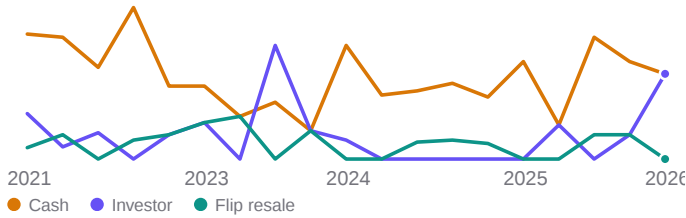
2.2%



BUYERS & OUTCOMES

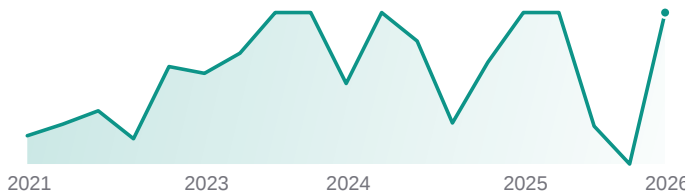
Buyer mix

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



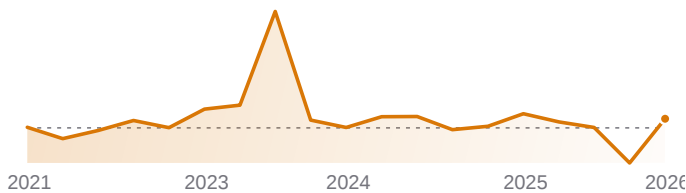
Sellers who sold at a gain

100%

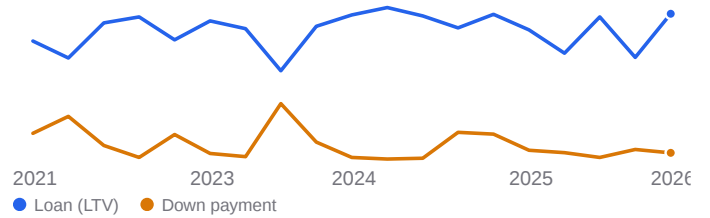


Median annualized return at resale

+13.3%

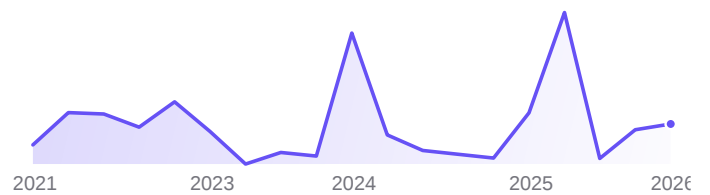


Financing (share of purchase price) Loan (LTV) 100% · Down payment 5.0%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,045
Median value (AVM)	\$143K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1992
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.4%
Owner occupied	78%
Company owned	9.5%
Median loan-to-value	3%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	2,858
Density	31 / mi²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	29
Homes occupied	86%
Bachelor's or higher	6%
Poverty rate	23.9%
Unemployment	1.1%
Average temp	67°F
Annual precip	53 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.