

Meigs 31765

ZIP code · GA · Georgia > Mitchell County > Meigs

BUYER'S MARKET

\$79K

MEDIAN SALE PRICE

-81.6%

1-YR CHANGE

20

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



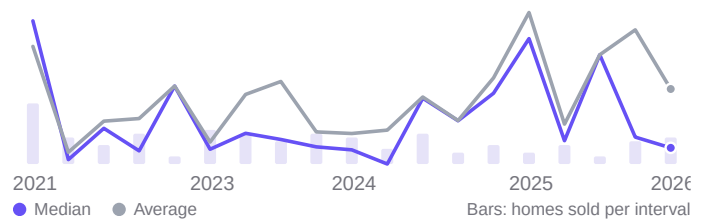
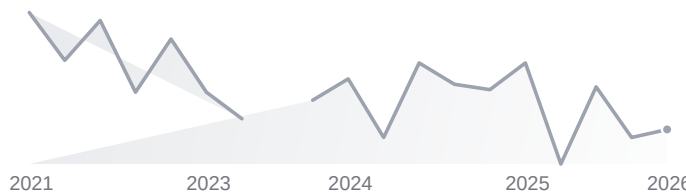
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$72K · Average \$261K

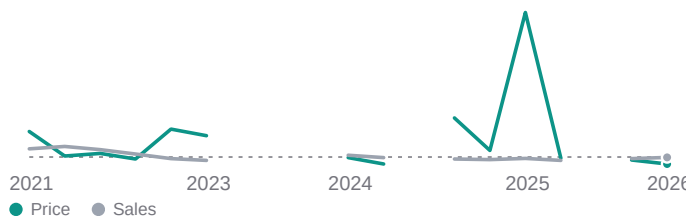


Growth (year over year)

Price -81.6% · Sales -4.8%

Price per square foot

\$48/ft²

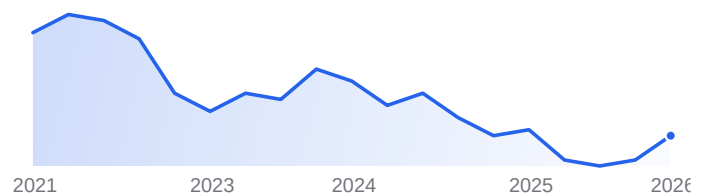
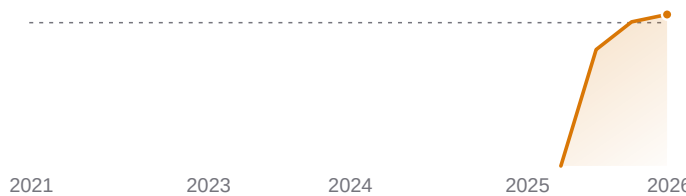


Sale premium vs estimated value

+3.1%

Annual turnover (share of homes sold)

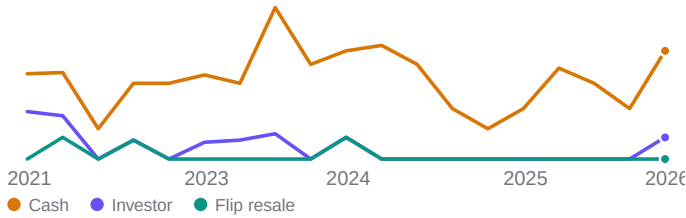
2.2%



BUYERS & OUTCOMES

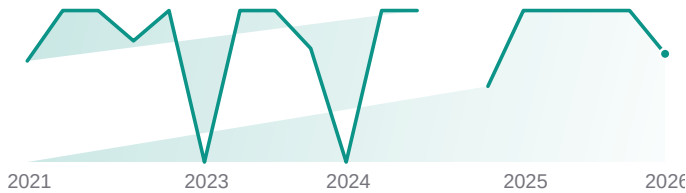
Buyer mix

Cash 71% · Investor 14% · Flip resale 0%



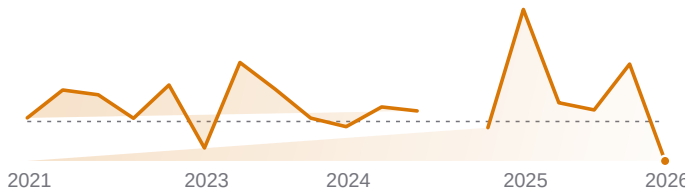
Sellers who sold at a gain

71%

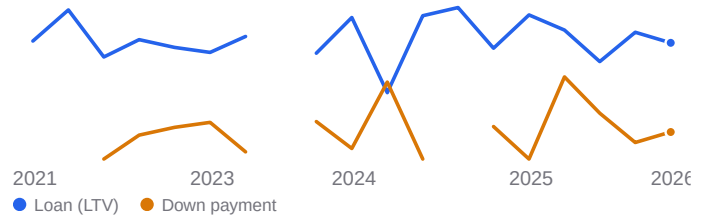


Median annualized return at resale

-13.9%

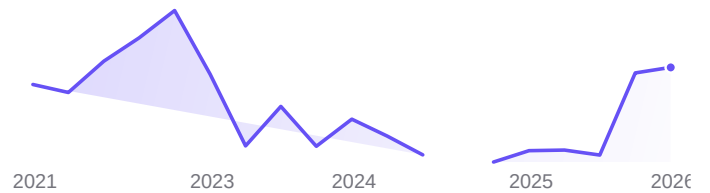


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	906
Median value (AVM)	\$151K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1977
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.3%
Owner occupied	79%
Company owned	10.0%
Median loan-to-value	0%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	2,819
Density	35 / mi²
Median household income	\$40K
Average household income	\$52K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	26
Homes occupied	89%
Bachelor's or higher	4%
Poverty rate	31.3%
Unemployment	0.6%
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.