

Buena Vista 31803

ZIP code · GA · Georgia > Marion County > Buena Vista

STRONG BUYER'S MARKET

\$96K

MEDIAN SALE PRICE

-37.1%

1-YR CHANGE

41

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



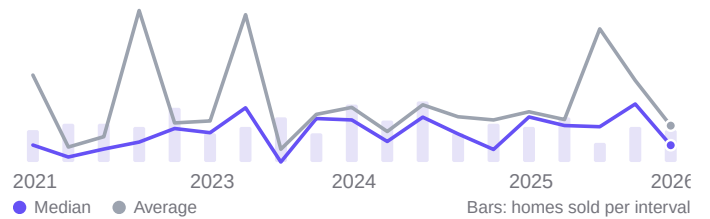
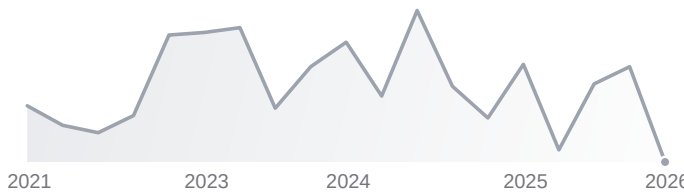
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

10 / 100

Sale prices

Median \$97K · Average \$176K

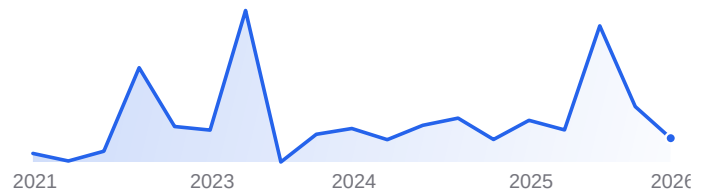
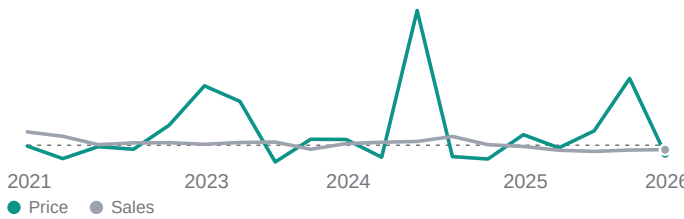


Growth (year over year)

Price -37.1% · Sales -19.6%

Price per square foot

\$77/ft²

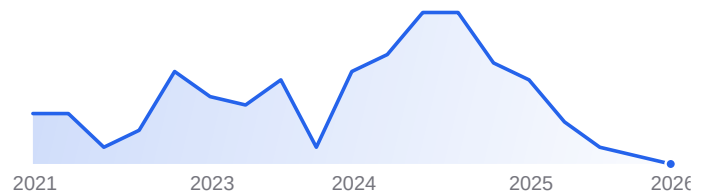
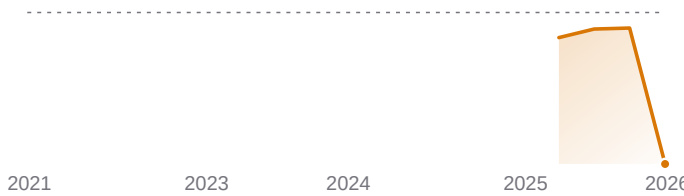


Sale premium vs estimated value

-29.3%

Annual turnover (share of homes sold)

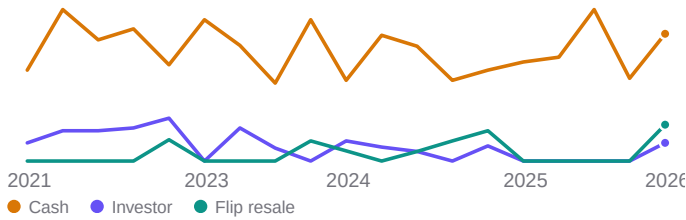
2.0%



BUYERS & OUTCOMES

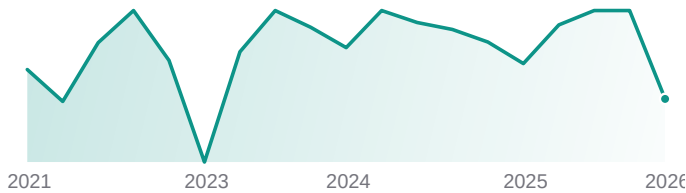
Buyer mix

Cash 70% · Investor 10% · Flip resale 20%



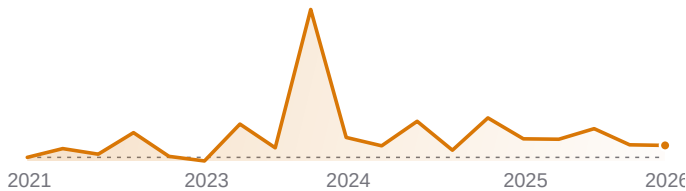
Sellers who sold at a gain

42%

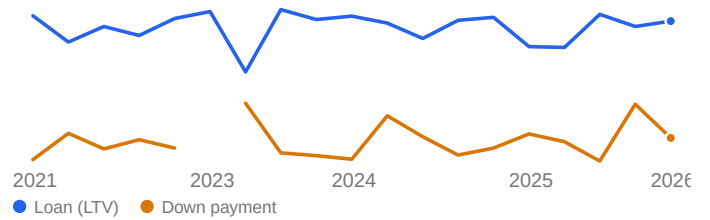


Median annualized return at resale

+4.0%

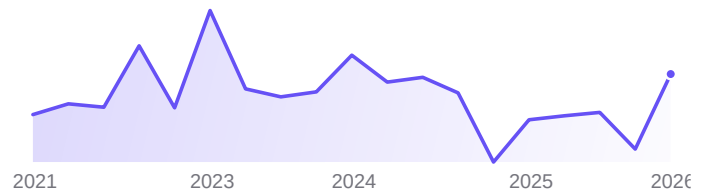


Financing (share of purchase price) Loan (LTV) 94% · Down payment 17%



Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,029
Median value (AVM)	\$121K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1985
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.4%
Owner occupied	66%
Company owned	6.7%
Median loan-to-value	0%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	5,972
Density	20 / mi²
Median household income	\$47K
Average household income	\$65K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	29
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	11.9%
Unemployment	0.9%
Average temp	64°F
Annual precip	50 in
Sunshine	61%

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.