

Talbotton 31827

ZIP code · GA · Georgia > Talbot County > Talbotton

BUYER'S MARKET

\$77K

MEDIAN SALE PRICE

-72.8%

1-YR CHANGE

17

SALES (12 MO)

\$120K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



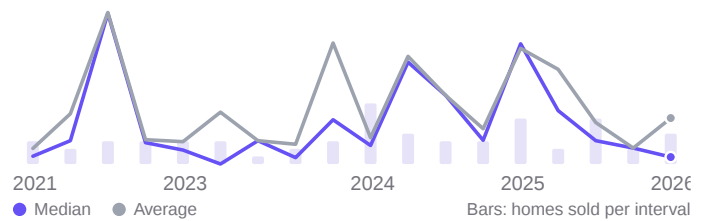
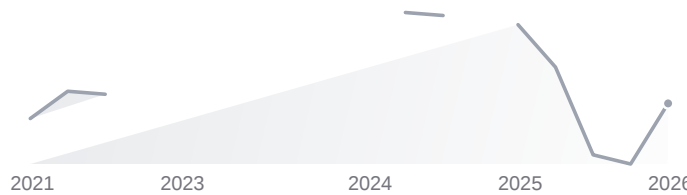
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$58K · Average \$207K



Growth (year over year)

Price -72.8% · Sales +6.3%

Price per square foot

\$25/ft²

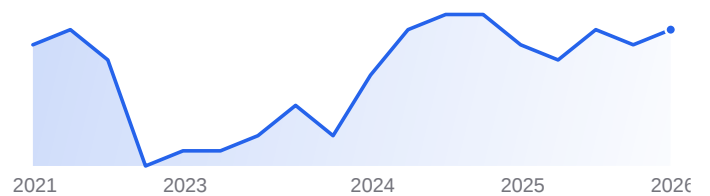
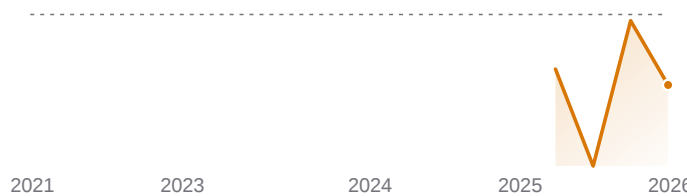


Sale premium vs estimated value

-15.7%

Annual turnover (share of homes sold)

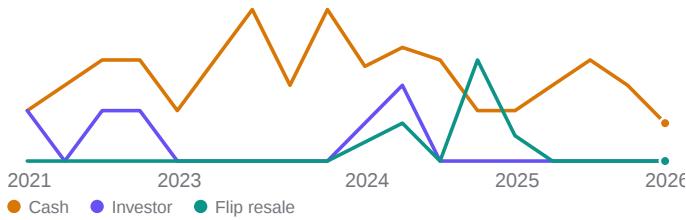
1.9%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

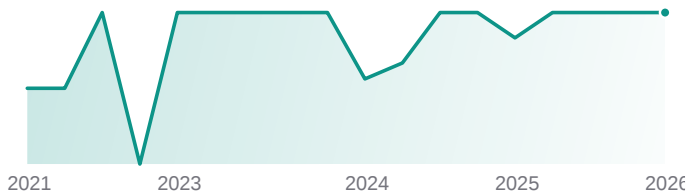


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



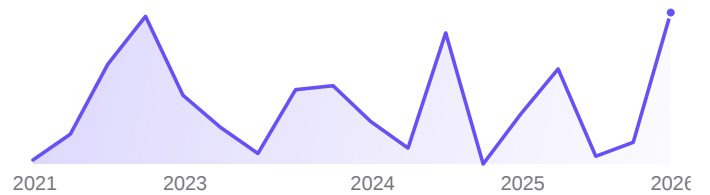
Sellers who sold at a gain

100%



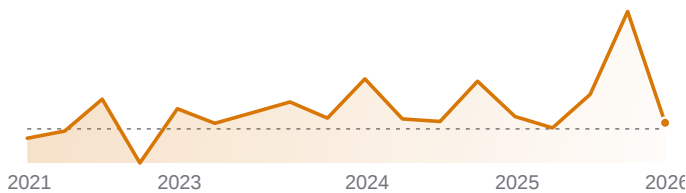
Typical hold before selling

15.7 yrs



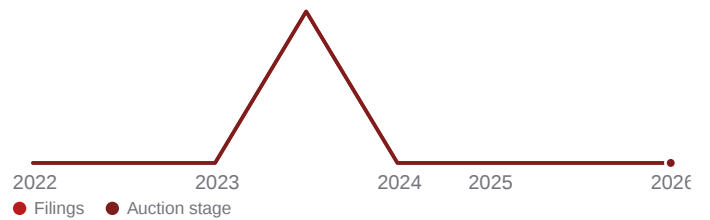
Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	899
Median value (AVM)	\$120K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1980
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	2,298
Density	13 / mi²
Median household income	\$52K
Average household income	\$88K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	37
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	24.0%
Unemployment	1.0%
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.