

Climax 39834

ZIP code · GA · Georgia · Decatur County · Climax

BALANCED MARKET

\$310K

MEDIAN SALE PRICE

+59.8%

1-YR CHANGE

21

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

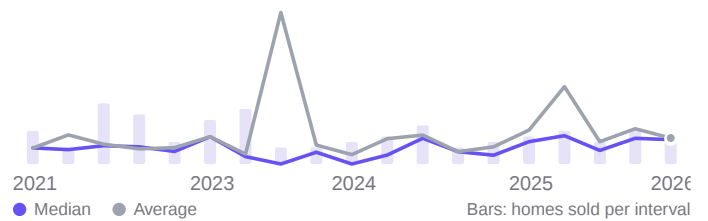
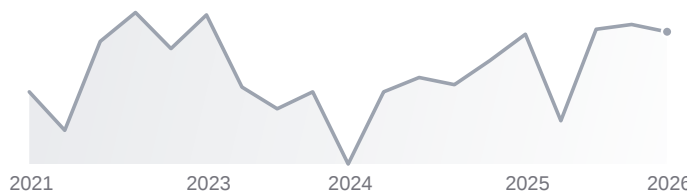
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$208K · Average \$219K

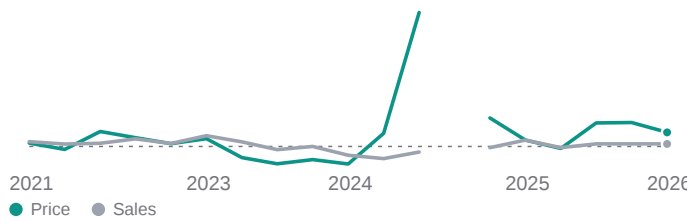


Growth (year over year)

Price +59.8% · Sales +10.5%

Price per square foot

\$111/ft²

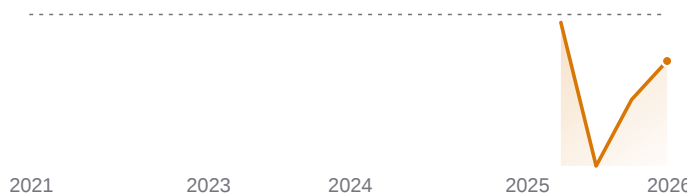


Sale premium vs estimated value

-7.9%

Annual turnover (share of homes sold)

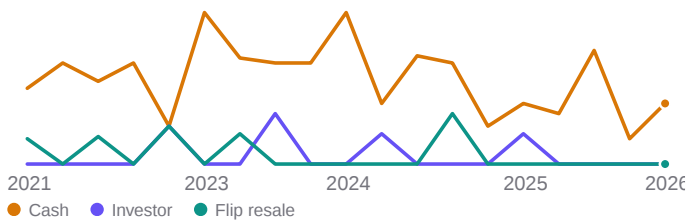
2.1%



BUYERS & OUTCOMES

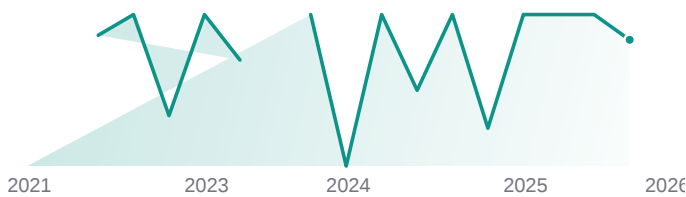
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



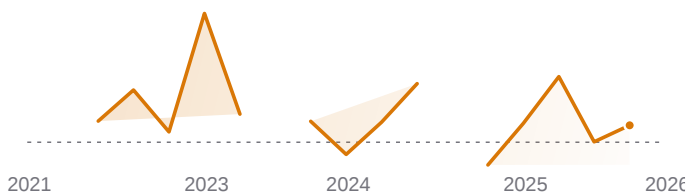
Sellers who sold at a gain

83%

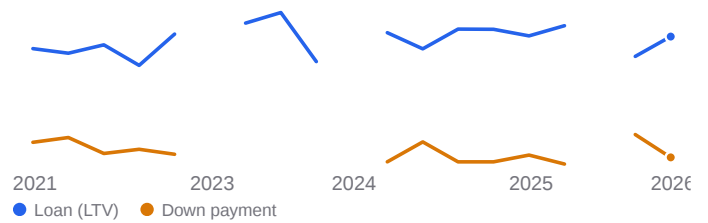


Median annualized return at resale

+8.0%

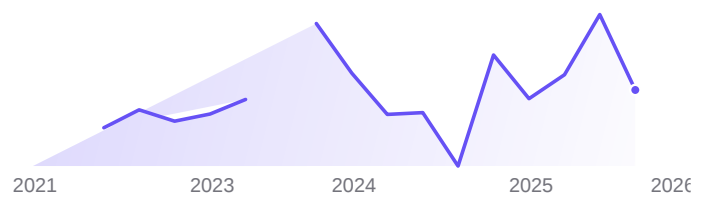


Financing (share of purchase price) Loan (LTV) 93% · Down payment 5.0%



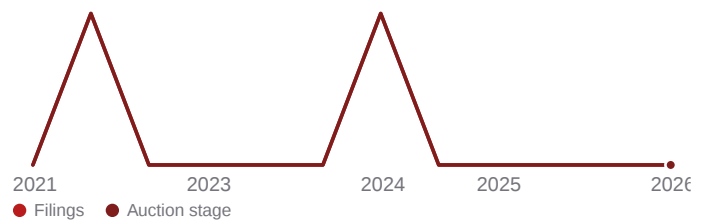
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	991
Median value (AVM)	\$156K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1985
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	5.1%
Owner occupied	73%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	2,535
Density	22 / mi²
Median household income	\$51K
Average household income	\$63K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	24
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	24.3%
Unemployment	1.0%
Average temp	67°F
Annual precip	55 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.