

Leary 39862

ZIP code · GA · Georgia · Calhoun County · Leary

STRONG BUYER'S MARKET

\$140K

MEDIAN SALE PRICE

-88.5%

1-YR CHANGE

13

SALES (12 MO)

\$84K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



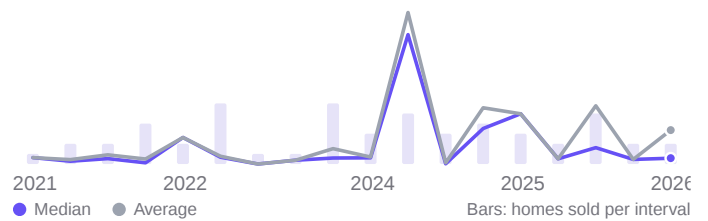
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$120K · Average \$635K

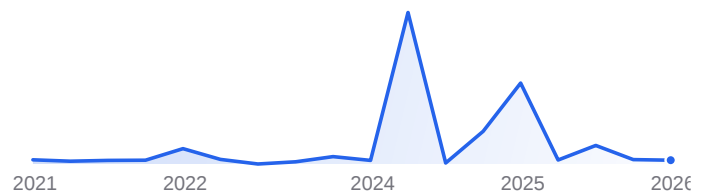
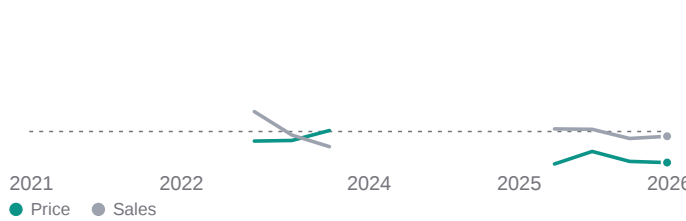


Growth (year over year)

Price -88.5% · Sales -13.3%

Price per square foot

\$62/ft²

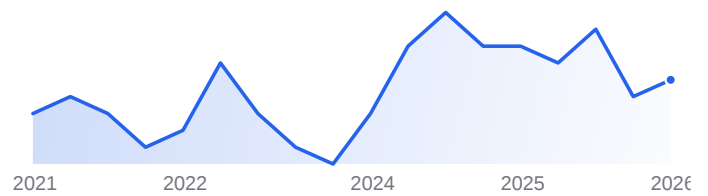


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

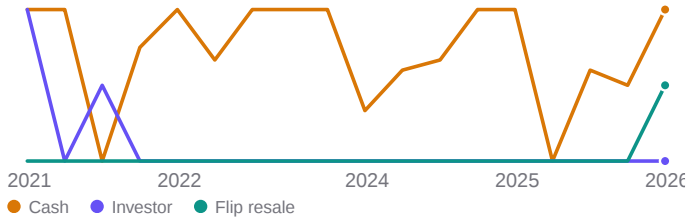
2.0%



BUYERS & OUTCOMES

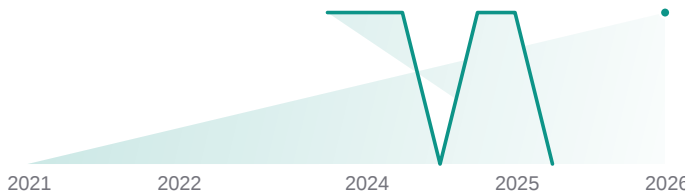
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



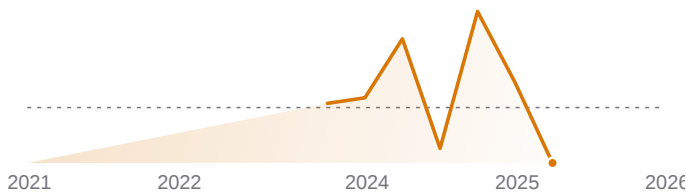
Sellers who sold at a gain

100%

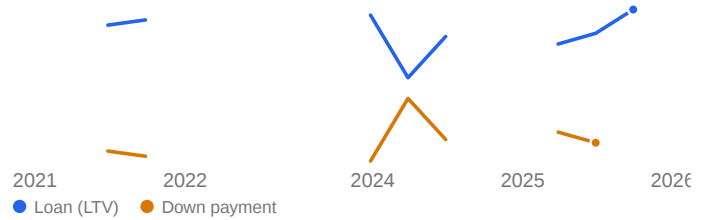


Median annualized return at resale

-20.5%

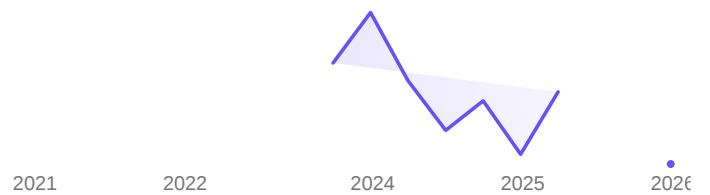


Financing (share of purchase price) Loan (LTV) 102% · Down payment 14%



Typical hold before selling

0.2 yrs



HOUSING STOCK

Homes	649
Median value (AVM)	\$84K
Median size	1,364 ft²
Median bedrooms	3
Median year built	1972
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	3.1%
Owner occupied	68%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	909
Density	7 / mi ²
Median household income	\$48K
Average household income	\$79K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	28
Homes occupied	82%
Bachelor's or higher	9%
Poverty rate	8.6%
Unemployment	0.5%
Average temp	66°F
Annual precip	53 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.