

Morgan 39866

ZIP code · GA · Georgia > Calhoun County > Morgan

\$103K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$85K

MEDIAN VALUE (AVM)

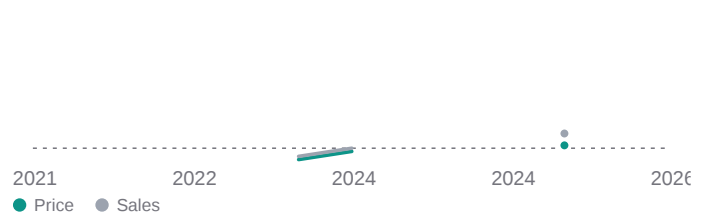
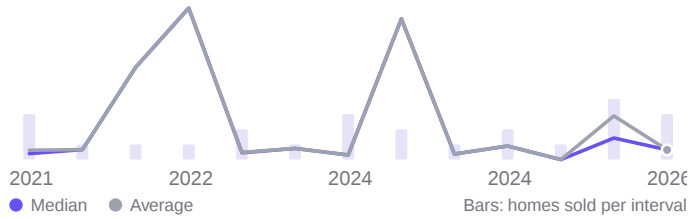
MARKET TRENDS (5 YEARS)

Sale prices

Median \$103K · Average \$103K

Growth (year over year)

Price +19.2% · Sales +100.0%



Price per square foot

\$46/ft²

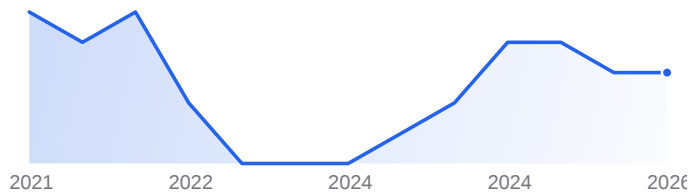
Sale premium vs estimated value

-7.4%



Annual turnover (share of homes sold)

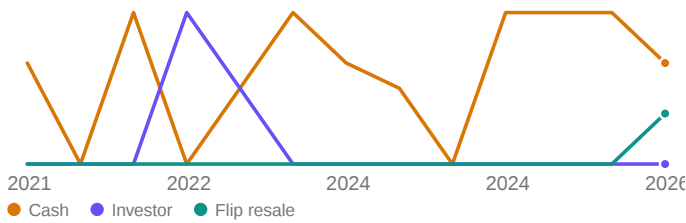
2.9%



BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 33%



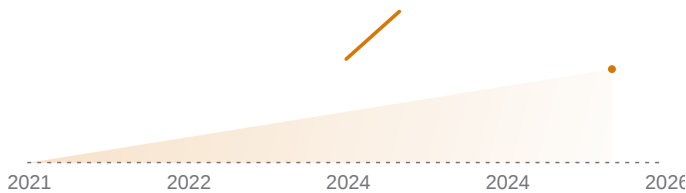
Sellers who sold at a gain

100%



Median annualized return at resale

+15.1%

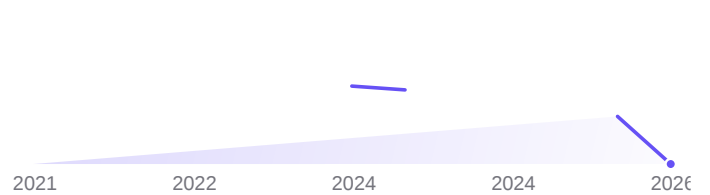


Financing (share of purchase price) Loan (LTV) 100% · Down payment 8.4%



Typical hold before selling

0.1 yrs



HOUSING STOCK

Homes	239
Median value (AVM)	\$85K
Median size	1,468 ft²
Median bedrooms	3
Median year built	1966
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	1,022
Density	22 / mi ²
Median household income	\$29K
Average household income	\$91K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	30
Homes occupied	80%
Bachelor's or higher	5%
Poverty rate	6.0%
Unemployment	0.6%
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.