

Newton 39870

ZIP code · GA · Georgia · Baker County · Newton

BUYER'S MARKET

\$27K

MEDIAN SALE PRICE

-98.2%

1-YR CHANGE

9

SALES (12 MO)

\$71K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



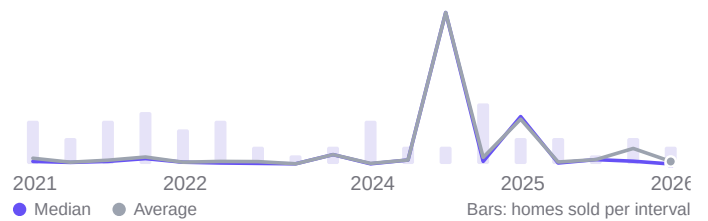
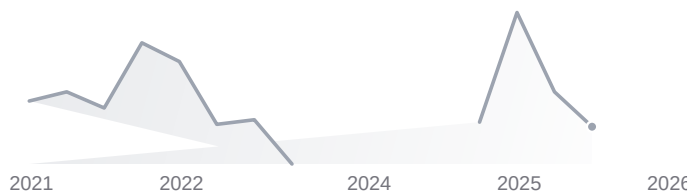
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$27K · Average \$104K

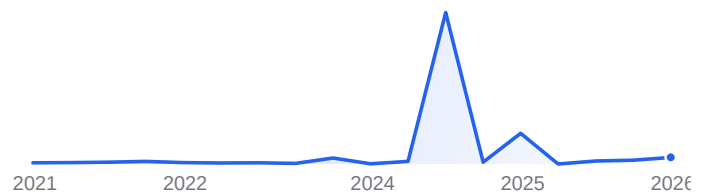
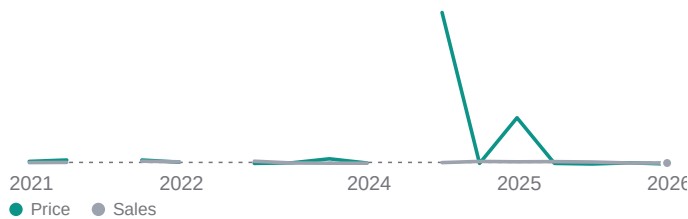


Growth (year over year)

Price -98.2% · Sales -35.7%

Price per square foot

\$160/ft²

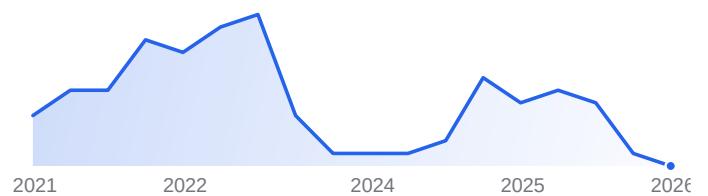


Sale premium vs estimated value

+2.6%

Annual turnover (share of homes sold)

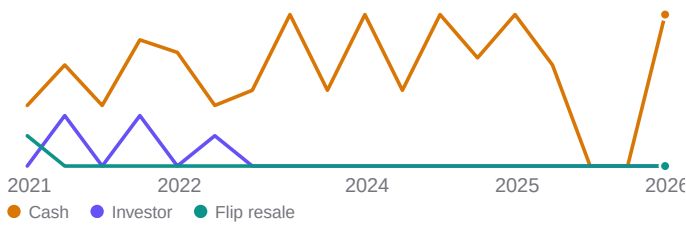
1.0%



BUYERS & OUTCOMES

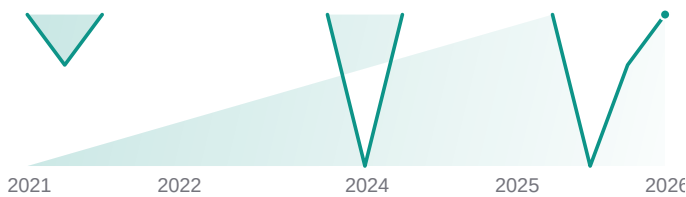
Buyer mix

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



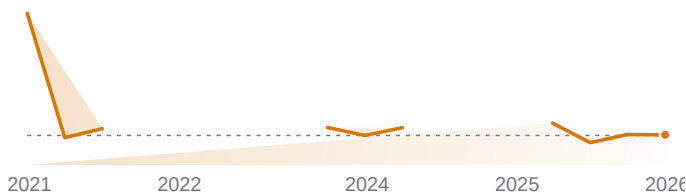
Sellers who sold at a gain

100%

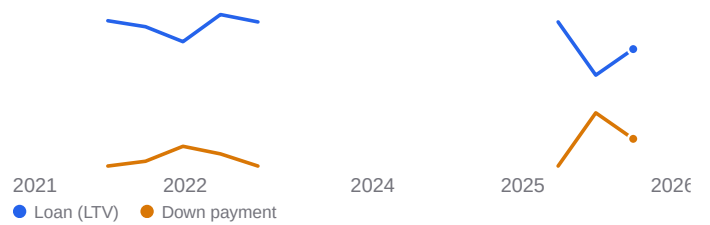


Median annualized return at resale

+1.0%

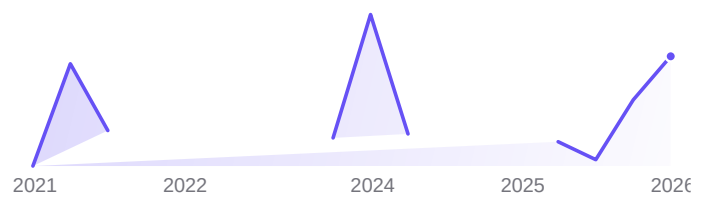


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



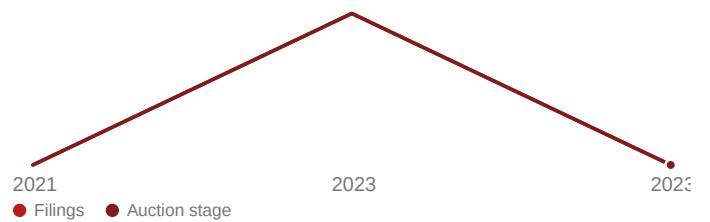
Typical hold before selling

12.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	913
Median value (AVM)	\$71K
Median size	1,391 ft²
Median bedrooms	3
Median year built	1980
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	6.5%
Owner occupied	62%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	1,773
Density	9 / mi²
Median household income	\$49K
Average household income	\$66K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	29
Homes occupied	84%
Bachelor's or higher	13%
Poverty rate	21.3%
Unemployment	1.3%
Average temp	67°F
Annual precip	53 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.