

Shellman 39886

ZIP code · GA · Georgia · Randolph County · Shellman

BALANCED MARKET

\$543K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$144K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



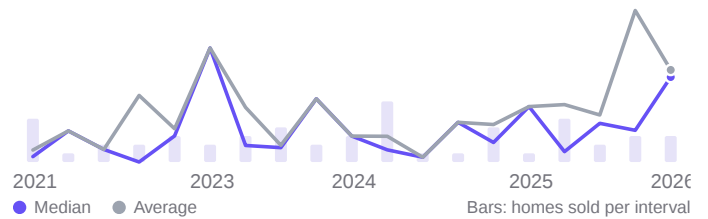
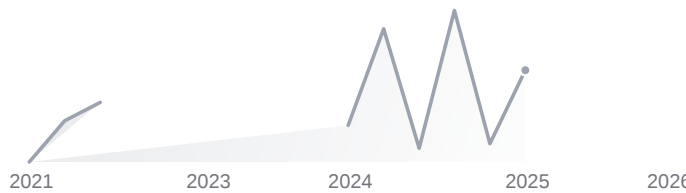
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$423K · Average \$457K

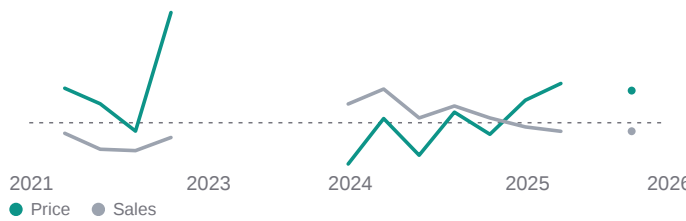


Growth (year over year)

Price +57.4% · Sales -15.4%

Price per square foot

\$540/ft²



Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

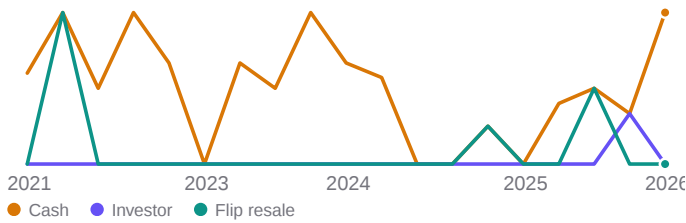
2.2%



BUYERS & OUTCOMES

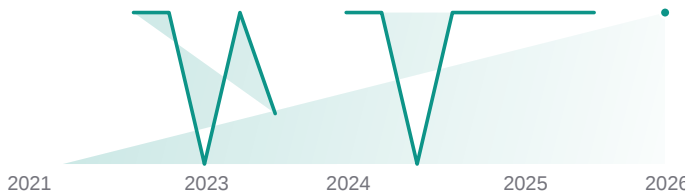
Buyer mix

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



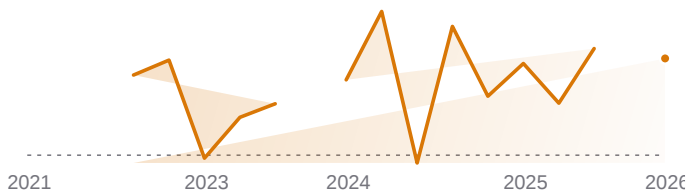
Sellers who sold at a gain

100%

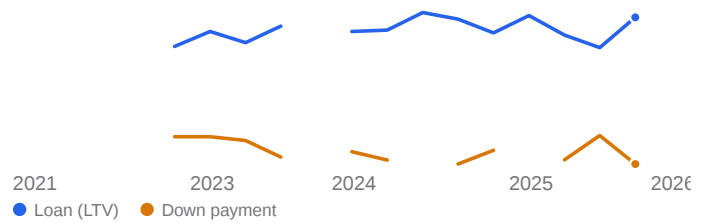


Median annualized return at resale

+27.6%

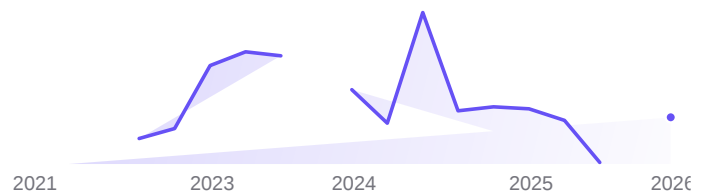


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.8%



Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	592
Median value (AVM)	\$144K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1967
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.8%
Owner occupied	75%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	727
Density	7 / mi ²
Median household income	\$28K
Average household income	\$51K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	26
Homes occupied	77%
Bachelor's or higher	6%
Poverty rate	24.2%
Unemployment	0.8%
Average temp	66°F
Annual precip	52 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.