

Perkins

Community · GA · Georgia > Jenkins County

STRONG SELLER'S MARKET

\$97K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100

Buyer's market

Balanced

Seller's market

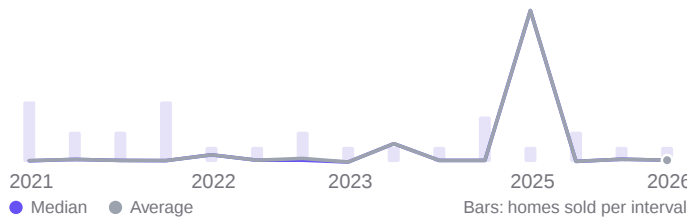
MARKET TRENDS (5 YEARS)

Sale prices

Median \$78K · Average \$78K

Growth (year over year)

Price +62.0% · Sales +0.0%

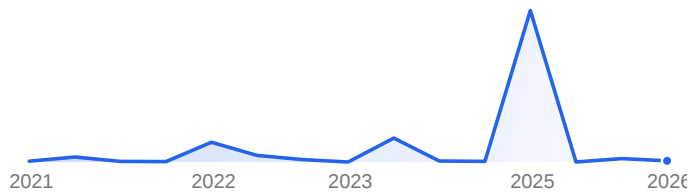


Price per square foot

\$46/ft²

Sale premium vs estimated value

-47.0%



Annual turnover (share of homes sold)

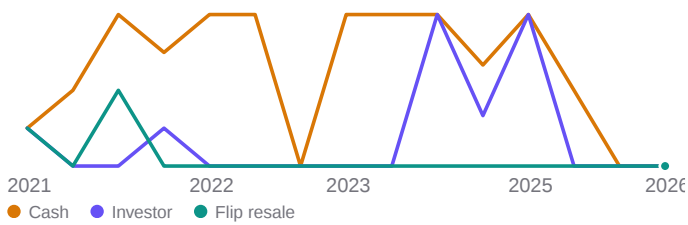
2.0%



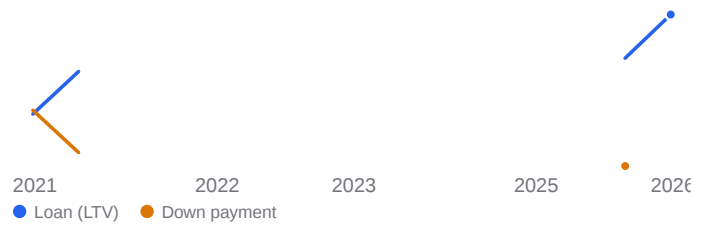
BUYERS & OUTCOMES

Buyer mix

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

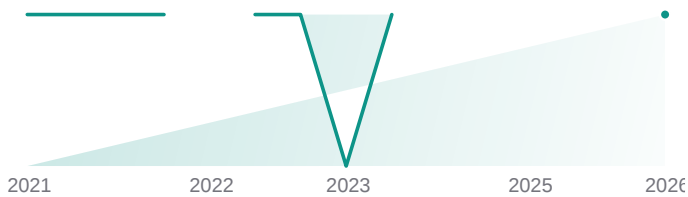


Financing (share of purchase price) Loan (LTV) 134% · Down payment 3.3%



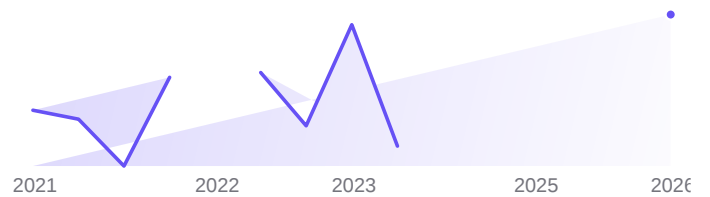
Sellers who sold at a gain

100%



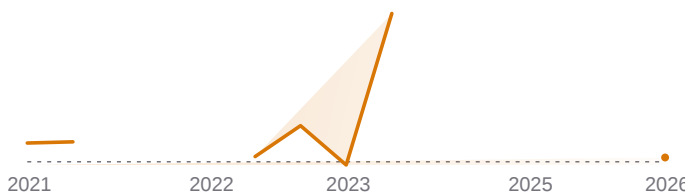
Typical hold before selling

19.7 yrs



Median annualized return at resale

+3.5%



HOUSING STOCK

Homes	255
Median value (AVM)	\$163K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1987
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	2.4%
Owner occupied	77%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	74
Density	35 / mi ²
Median household income	\$82K
Average household income	\$69K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	70
Homes occupied	71%
Bachelor's or higher	0%
Poverty rate	24.5%
Unemployment	0.7%
Average temp	65°F
Annual precip	46 in
Sunshine	62%

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.