

Butts County, GA

County · GA · Georgia

BUYER'S MARKET

\$259K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

341

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



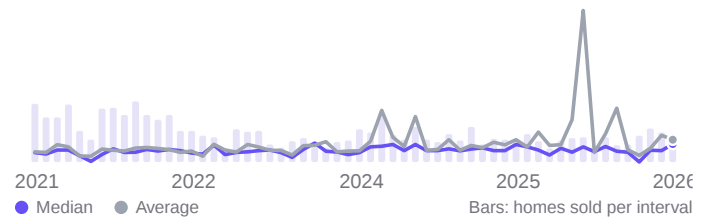
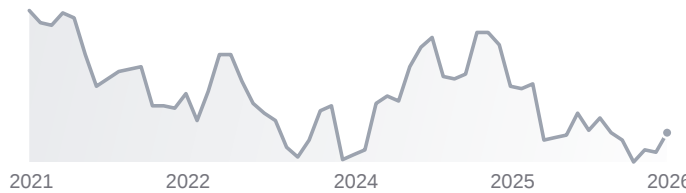
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$293K · Average \$327K

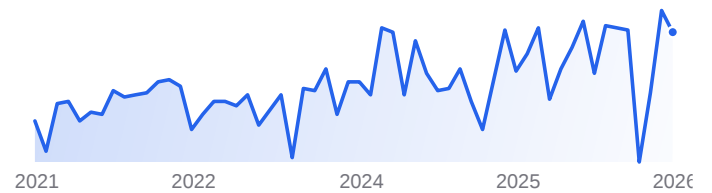
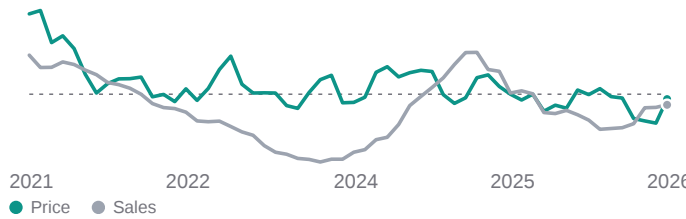


Growth (year over year)

Price -3.5% · Sales -7.6%

Price per square foot

\$173/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

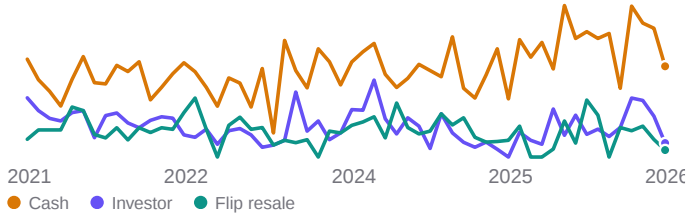
3.6%



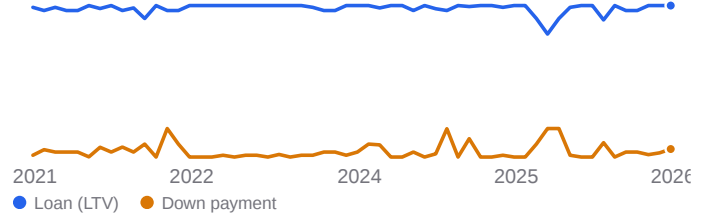
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 6.5% · Flip resale 3.2%

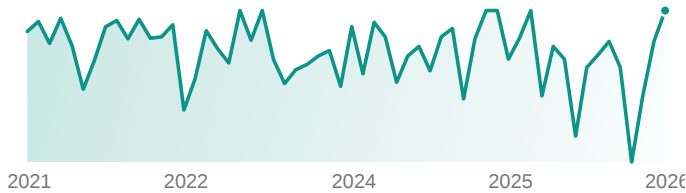


Financing (share of purchase price) Loan (LTV) 98% · Down payment 6.9%



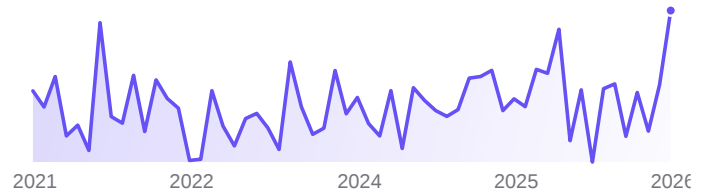
Sellers who sold at a gain

100%



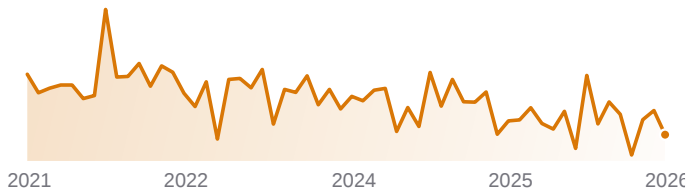
Typical hold before selling

8.0 yrs



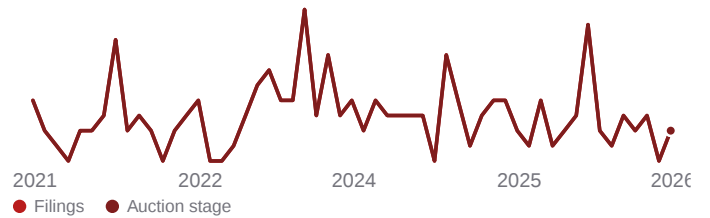
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,590
Median value (AVM)	\$259K
Median size	1,632 ft²
Median bedrooms	4
Median year built	1997
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	9.4%
Median loan-to-value	38%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	27,283
Density	149 / mi²
Median household income	\$65K
Average household income	\$81K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	39
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	10.7%
Unemployment	1.0%
Average temp	63°F
Annual precip	49 in
Sunshine	61%

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