

Clayton County, GA

County · GA · Georgia

BUYER'S MARKET

\$235K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

3,193

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



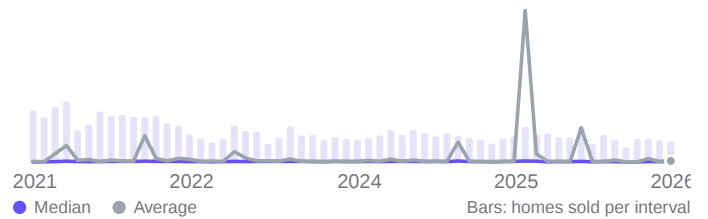
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$243K · Average \$285K

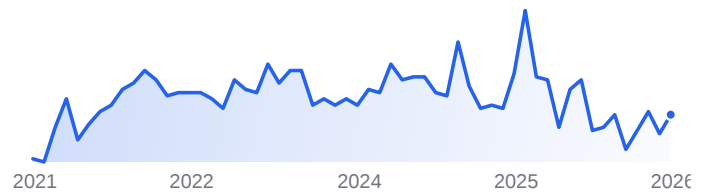
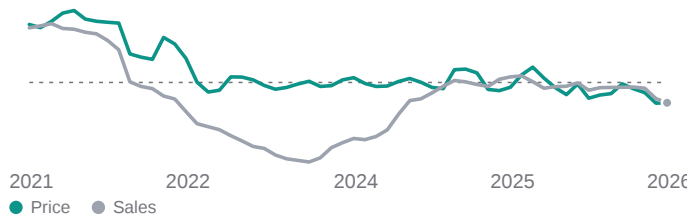


Growth (year over year)

Price -10.2% · Sales -10.3%

Price per square foot

\$131/ft²

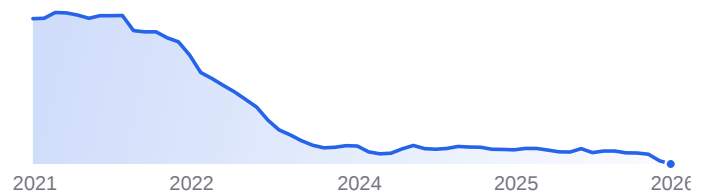


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

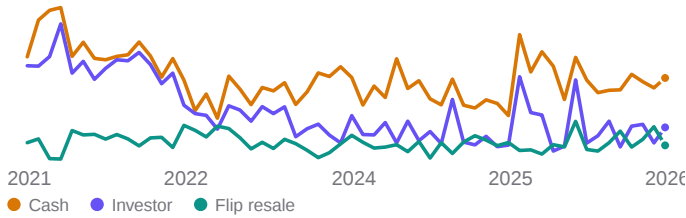
3.9%



BUYERS & OUTCOMES

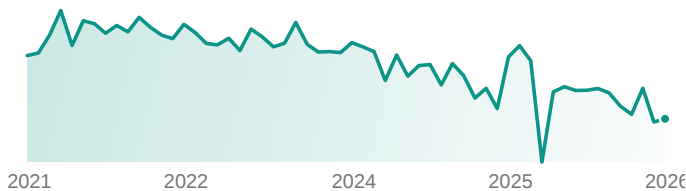
Buyer mix

Cash 42% · Investor 23% · Flip resale 16%



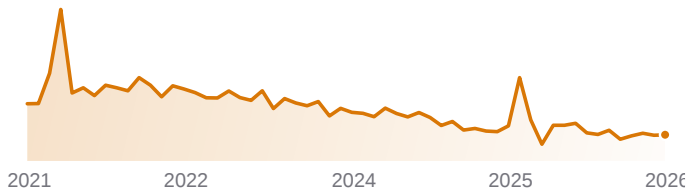
Sellers who sold at a gain

75%

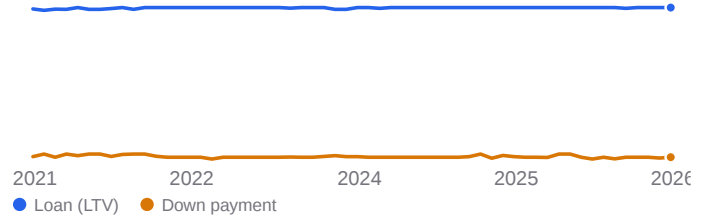


Median annualized return at resale

+5.3%

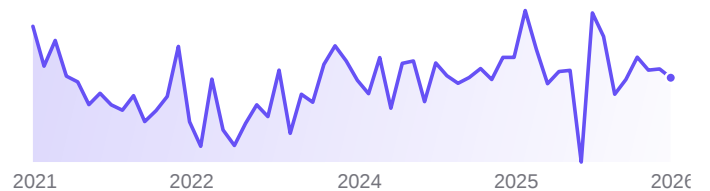


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



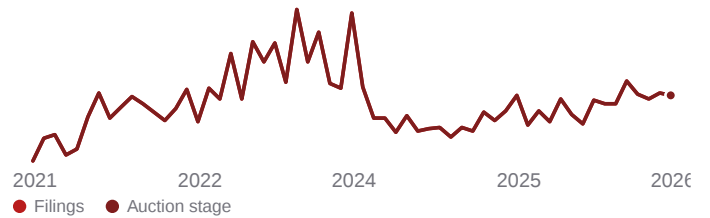
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 67 · Auction stage 67



HOUSING STOCK

Homes	81,967
Median value (AVM)	\$215K
Median size	1,661 ft²
Median bedrooms	3
Median year built	1988
Single family	92%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	19%
Median loan-to-value	48%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	297,538
Density	2,101 / mi²
Median household income	\$61K
Average household income	\$77K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	48
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	16.5%
Unemployment	1.2%
Average temp	62°F
Annual precip	50 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.