

Hart County, GA

County · GA · Georgia

BUYER'S MARKET

\$243K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

442

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



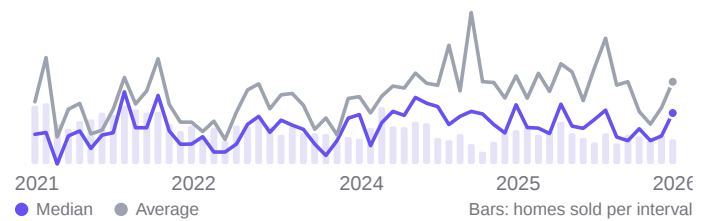
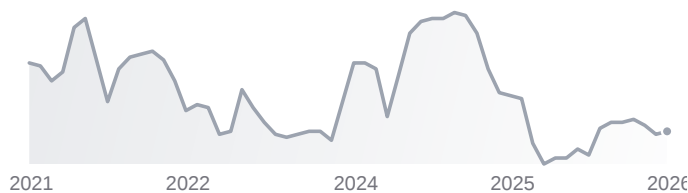
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$295K · Average \$391K

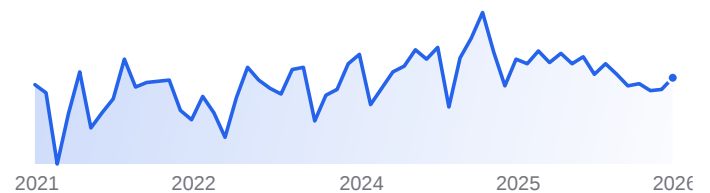
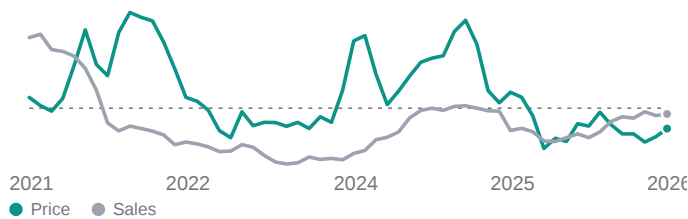


Growth (year over year)

Price -10.9% · Sales -3.1%

Price per square foot

\$158/ft²

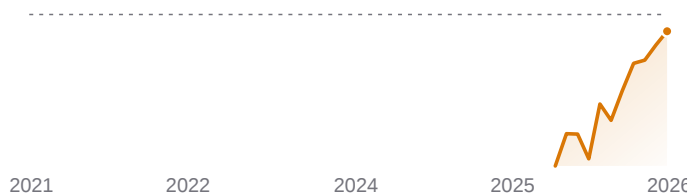


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

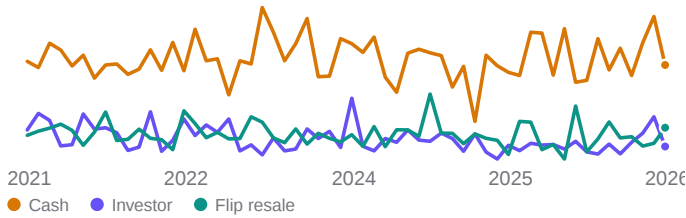
3.6%



BUYERS & OUTCOMES

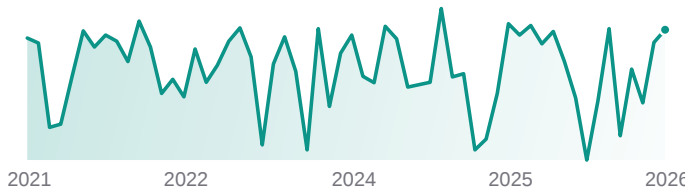
Buyer mix

Cash 47% · Investor 6.3% · Flip resale 16%



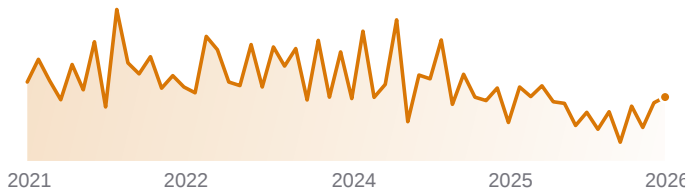
Sellers who sold at a gain

95%

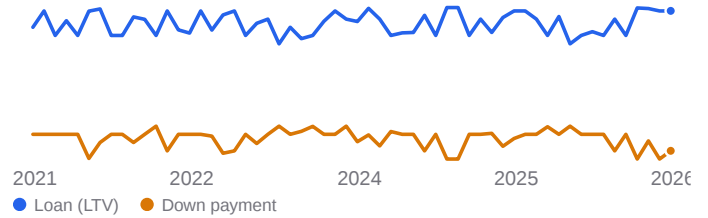


Median annualized return at resale

+9.4%

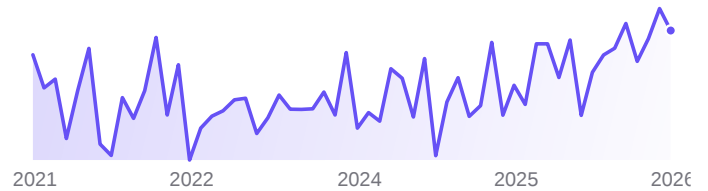


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



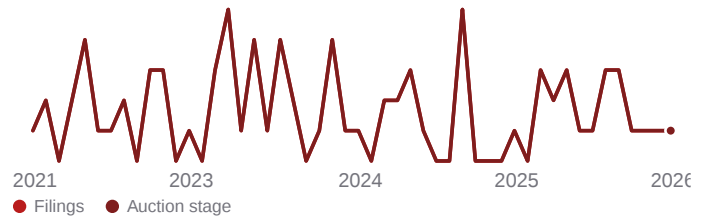
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,303
Median value (AVM)	\$305K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1987
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.3%
Owner occupied	71%
Company owned	11%
Median loan-to-value	28%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	28,404
Density	122 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	82
Homes occupied	85%
Bachelor's or higher	14%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	61°F
Annual precip	52 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.