

Henry County, GA

County · GA · Georgia

BUYER'S MARKET

\$332K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

3,504

SALES (12 MO)

\$316K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



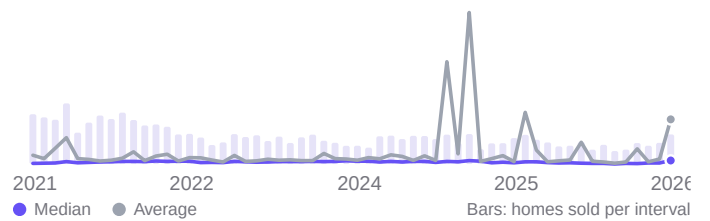
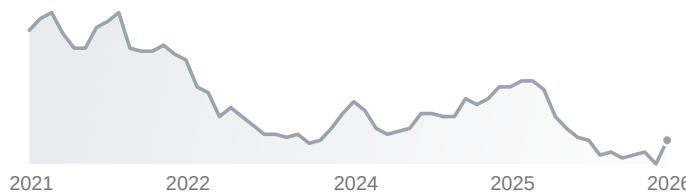
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$375K · Average \$1.5M

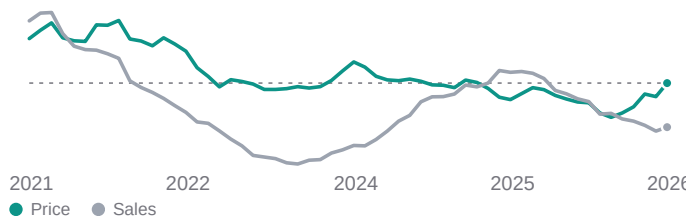


Growth (year over year)

Price +0.0% · Sales -22.5%

Price per square foot

\$174/ft²

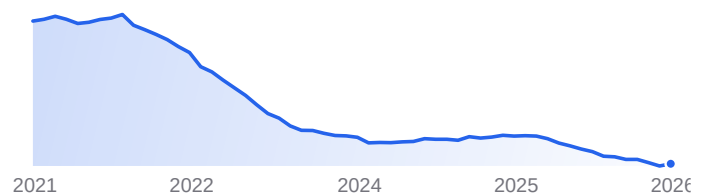
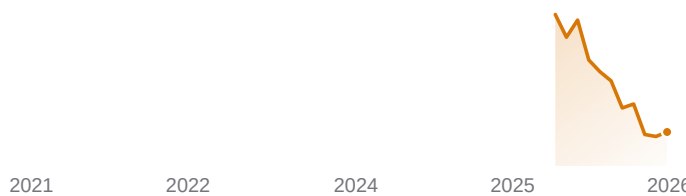


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

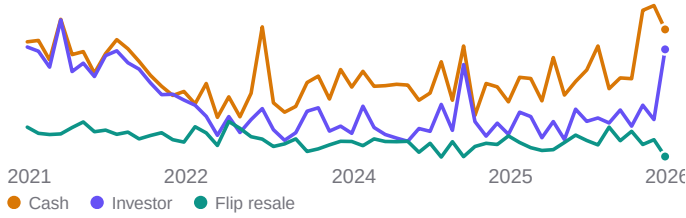
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 51% · Investor 44% · Flip resale 5.8%



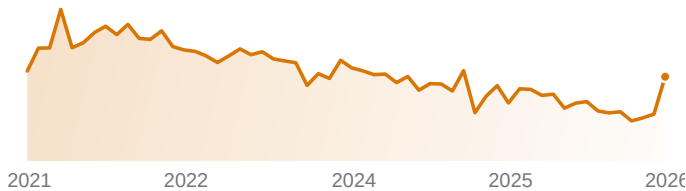
Sellers who sold at a gain

85%

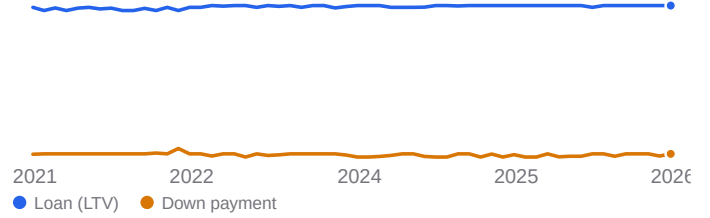


Median annualized return at resale

+8.1%

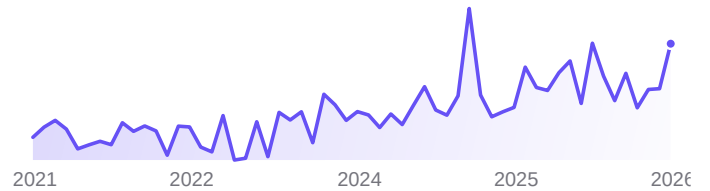


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



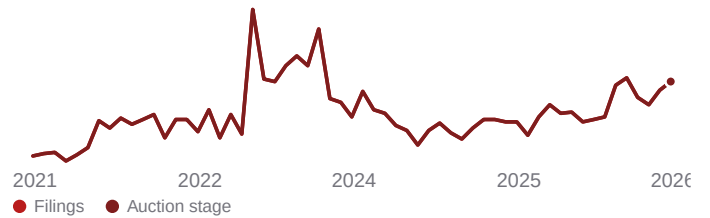
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 77 · Auction stage 77



HOUSING STOCK

Homes	85,797
Median value (AVM)	\$316K
Median size	2,119 ft²
Median bedrooms	3
Median year built	2001
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.5%
Owner occupied	82%
Company owned	17%
Median loan-to-value	54%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	261,569
Density	821 / mi²
Median household income	\$87K
Average household income	\$109K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	47
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	7.6%
Unemployment	1.1%
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.