

Jackson County, GA

County · GA · Georgia

BALANCED MARKET

\$395K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

1,478

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



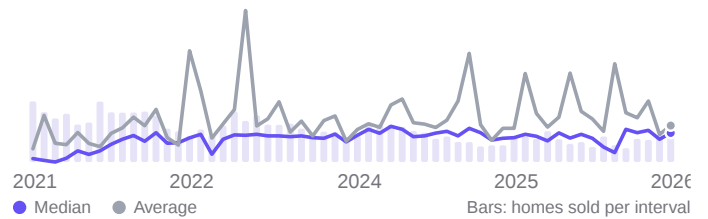
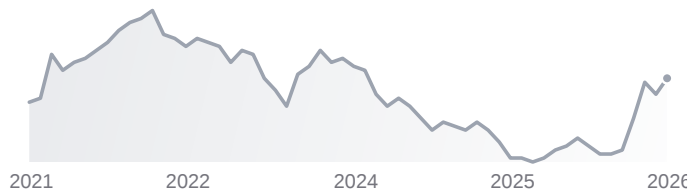
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$399K · Average \$421K

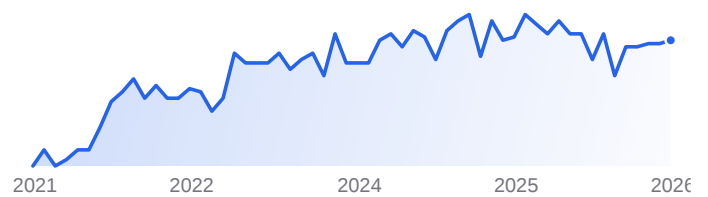
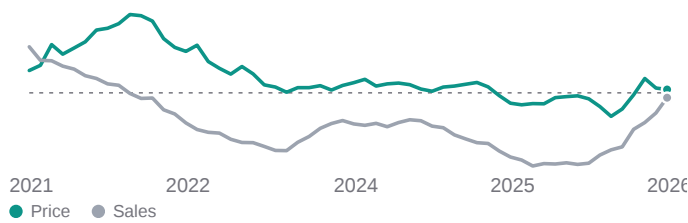


Growth (year over year)

Price +1.5% · Sales -2.1%

Price per square foot

\$188/ft²

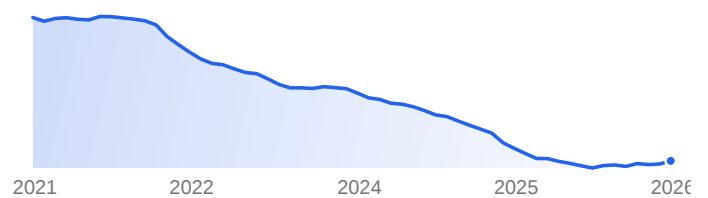
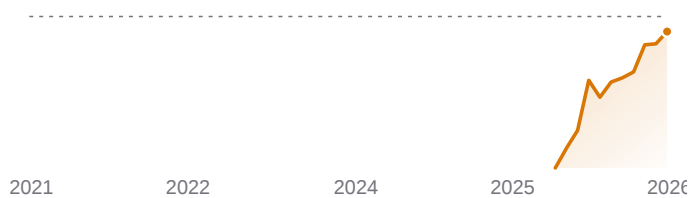


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

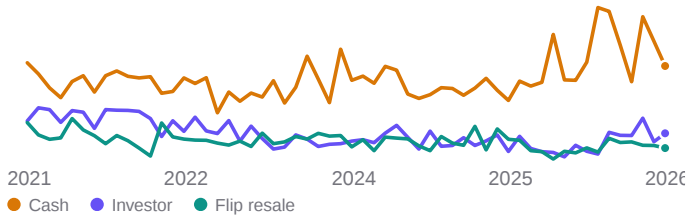
4.5%



BUYERS & OUTCOMES

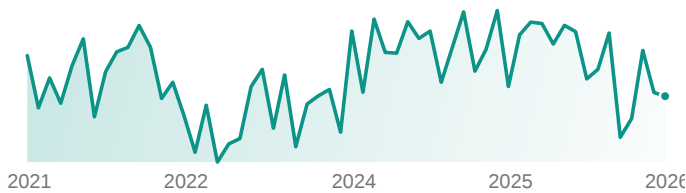
Buyer mix

Cash 37% · Investor 12% · Flip resale 7.1%



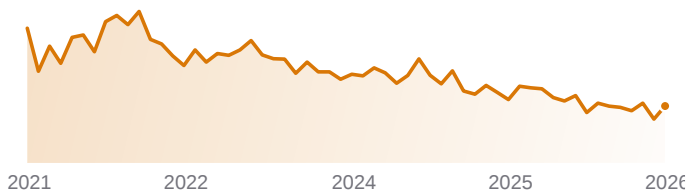
Sellers who sold at a gain

82%

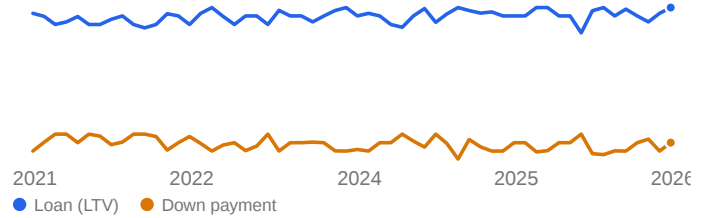


Median annualized return at resale

+6.2%

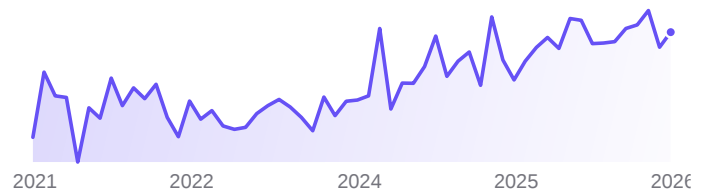


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	32,962
Median value (AVM)	\$404K
Median size	1,993 ft²
Median bedrooms	3
Median year built	2003
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	10%
Median loan-to-value	48%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	95,589
Density	281 / mi²
Median household income	\$82K
Average household income	\$102K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	62
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	6.0%
Unemployment	0.9%
Average temp	61°F
Annual precip	53 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.