

Jenkins County, GA

County · GA · Georgia

BUYER'S MARKET

\$94K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

78

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

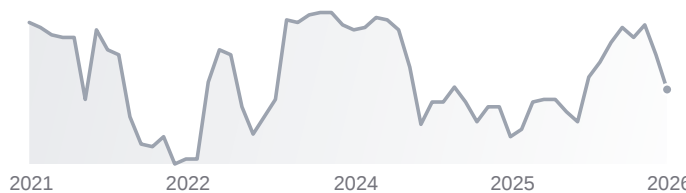
Buyer's market · 39 / 100



MARKET TRENDS (5 YEARS)

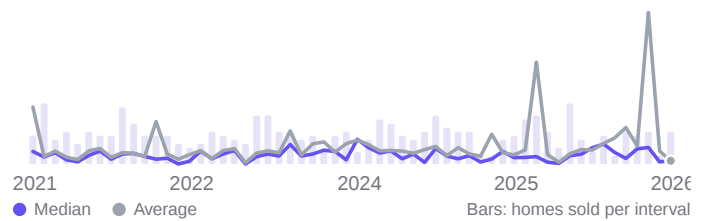
Market temperature (0-100)

39 / 100



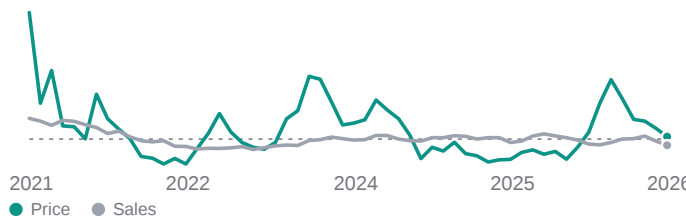
Sale prices

Median \$55K · Average \$56K



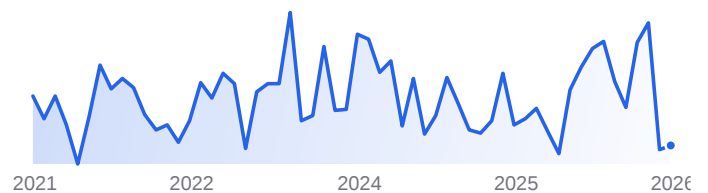
Growth (year over year)

Price +5.8% · Sales -14.3%



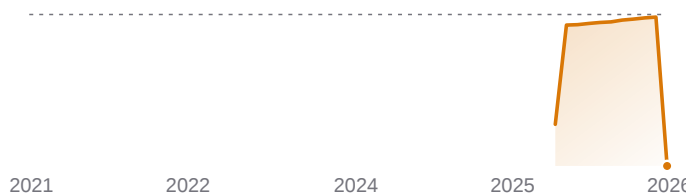
Price per square foot

\$27/ft²



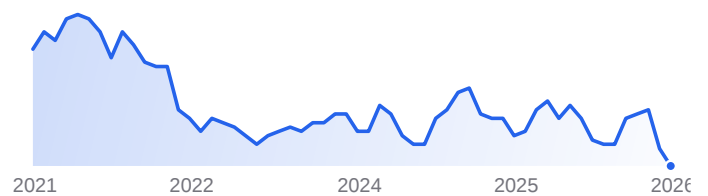
Sale premium vs estimated value

-82.6%



Annual turnover (share of homes sold)

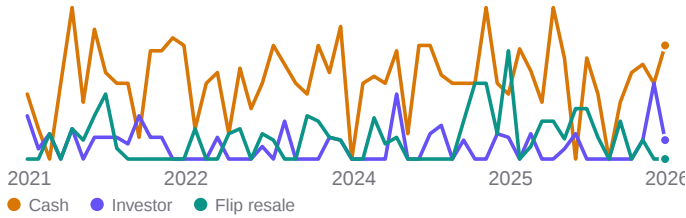
2.2%



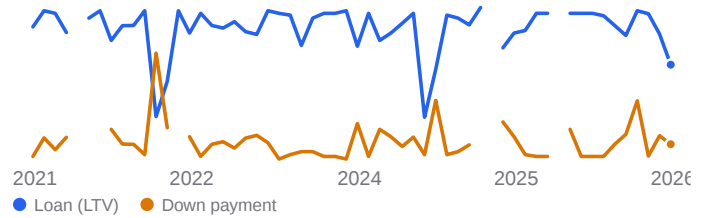
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 13% · Flip resale 0%

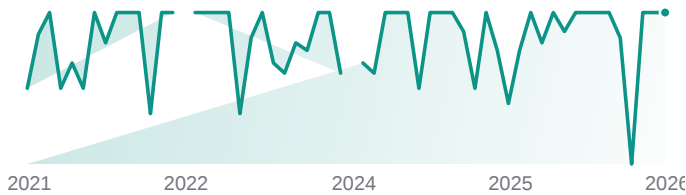


Financing (share of purchase price) Loan (LTV) 64% · Down payment 10%



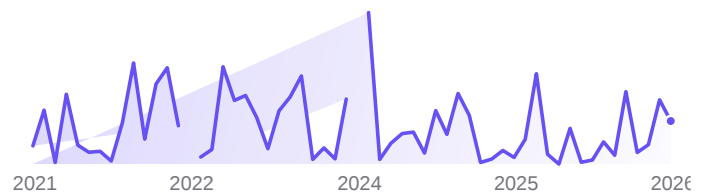
Sellers who sold at a gain

100%



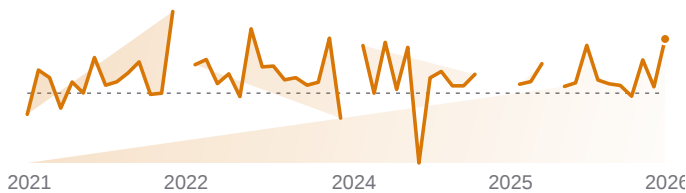
Typical hold before selling

5.2 yrs



Median annualized return at resale

+24.5%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	3,501
Median value (AVM)	\$131K
Median size	1,356 ft²
Median bedrooms	3
Median year built	1979
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	2.6%
Owner occupied	64%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	8,931
Density	26 / mi²
Median household income	\$33K
Average household income	\$53K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	70
Homes occupied	68%
Bachelor's or higher	5%
Poverty rate	22.4%
Unemployment	0.7%
Average temp	65°F
Annual precip	47 in
Sunshine	62%

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.