

# Jones County, GA

County · GA · Georgia

BALANCED MARKET

\$237K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

325

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



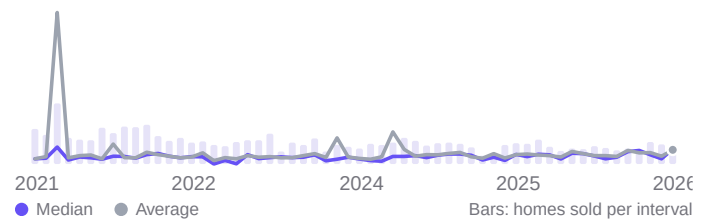
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$302K · Average \$292K

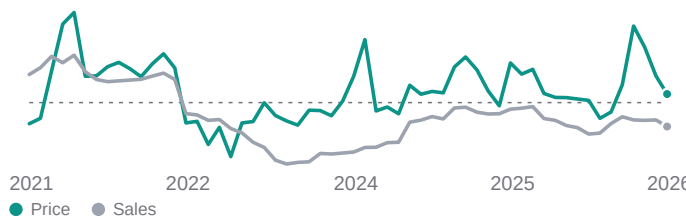


Growth (year over year)

Price +4.9% · Sales -13.8%

Price per square foot

\$137/ft²

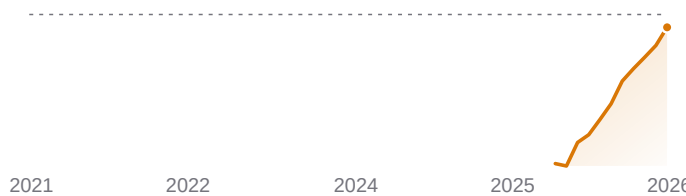


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

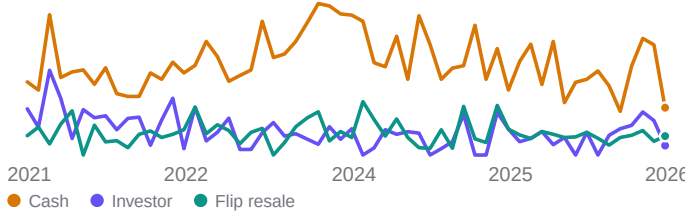
3.0%



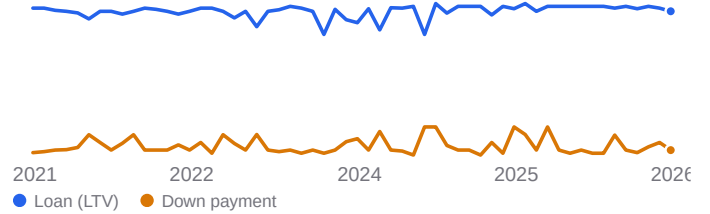
## BUYERS & OUTCOMES

### Buyer mix

Cash 21% · Investor 4.2% · Flip resale 8.3%

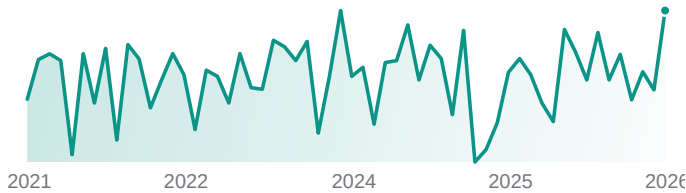


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



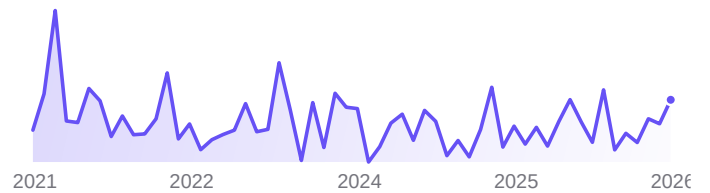
### Sellers who sold at a gain

100%



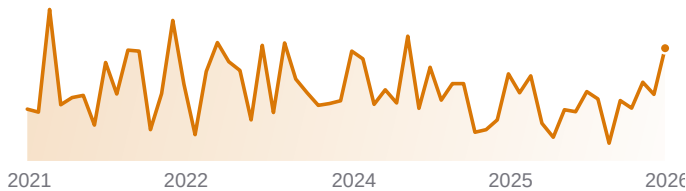
### Typical hold before selling

6.9 yrs



### Median annualized return at resale

+10.9%



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,971    |
| Median value (AVM) | \$238K    |
| Median size        | 1,748 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1991      |
| Single family      | 77%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 62%     |
| Underwater (LTV 125% or more) | 1.5%    |
| Owner occupied                | 82%     |
| Company owned                 | 9.3%    |
| Median loan-to-value          | 37%     |
| Typical ownership tenure      | 8.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 29,281   |
| Density                          | 74 / mi² |
| Median household income          | \$67K    |
| Average household income         | \$87K    |
| Crime index (US avg 100)         | 107      |
| Air pollution index (US avg 100) | 78       |
| Earthquake index (US avg 100)    | 47       |
| Homes occupied                   | 93%      |
| Bachelor's or higher             | 10%      |
| Poverty rate                     | 14.6%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 64°F     |
| Annual precip                    | 47 in    |
| Sunshine                         | 66%      |

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.