

# Polk County, GA

County · GA · Georgia

BALANCED MARKET

**\$228K**

MEDIAN SALE PRICE

**+6.3%**

1-YR CHANGE

**610**

SALES (12 MO)

**\$202K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



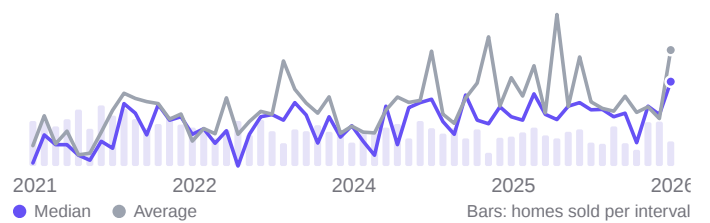
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$255K · Average \$300K

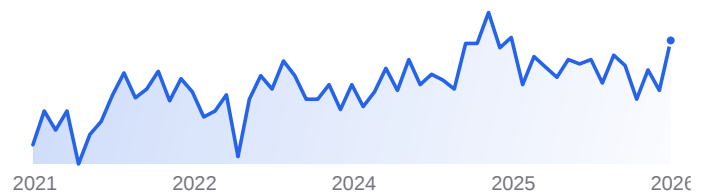
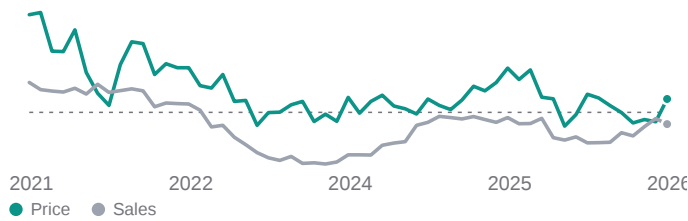


Growth (year over year)

Price +6.3% · Sales -5.6%

Price per square foot

\$162/ft<sup>2</sup>

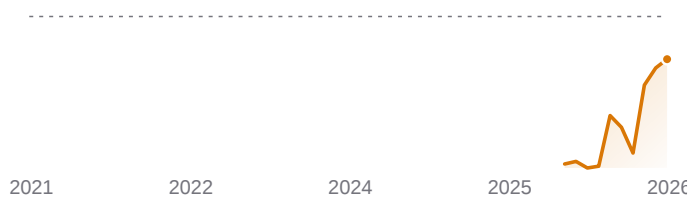


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

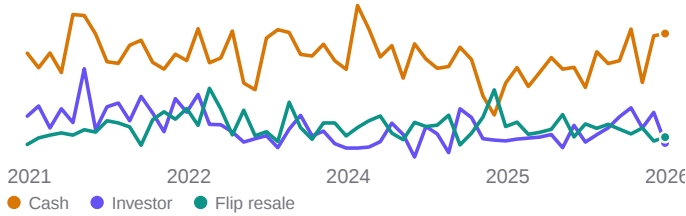
3.8%



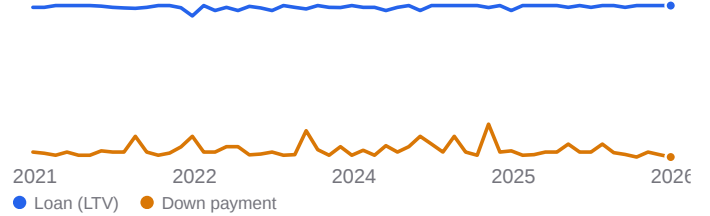
## BUYERS & OUTCOMES

### Buyer mix

Cash 54% · Investor 7.3% · Flip resale 9.8%

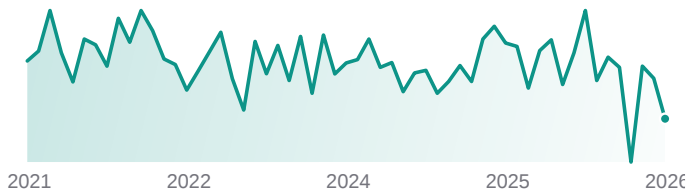


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



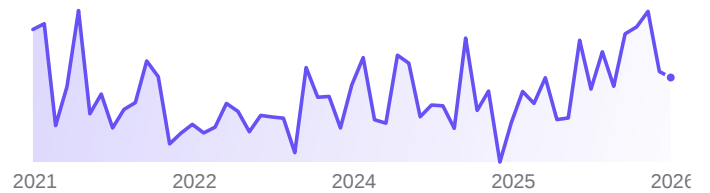
### Sellers who sold at a gain

76%



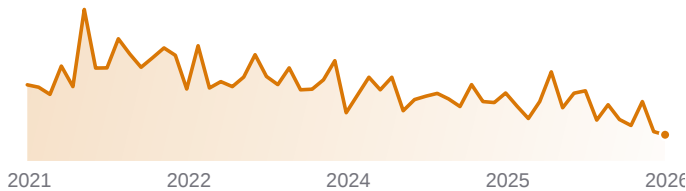
### Typical hold before selling

3.8 yrs



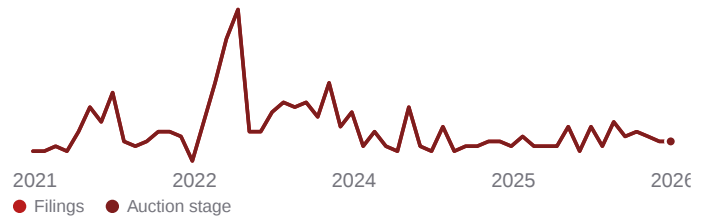
### Median annualized return at resale

+3.9%



### Preforeclosure filings

Filings 5 · Auction stage 5



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 16,010    |
| Median value (AVM) | \$202K    |
| Median size        | 1,501 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1977      |
| Single family      | 89%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 64%     |
| Underwater (LTV 125% or more) | 2.7%    |
| Owner occupied                | 76%     |
| Company owned                 | 8.5%    |
| Median loan-to-value          | 33%     |
| Typical ownership tenure      | 9.6 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>44,954</b>    |
| Density                          | <b>145 / mi²</b> |
| Median household income          | <b>\$55K</b>     |
| Average household income         | <b>\$73K</b>     |
| Crime index (US avg 100)         | <b>106</b>       |
| Air pollution index (US avg 100) | <b>82</b>        |
| Earthquake index (US avg 100)    | <b>80</b>        |
| Homes occupied                   | <b>92%</b>       |
| Bachelor's or higher             | <b>10%</b>       |
| Poverty rate                     | <b>13.8%</b>     |
| Unemployment                     | <b>0.9%</b>      |
| Average temp                     | <b>60°F</b>      |
| Annual precip                    | <b>54 in</b>     |
| Sunshine                         | <b>61%</b>       |

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.