

Pendergrass

City · GA · Georgia > Jackson County

BALANCED MARKET

\$343K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

105

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



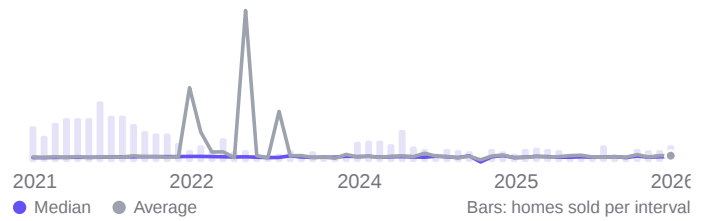
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$356K · Average \$409K

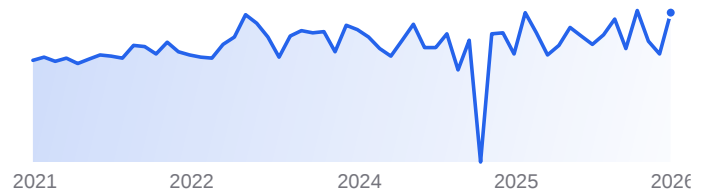
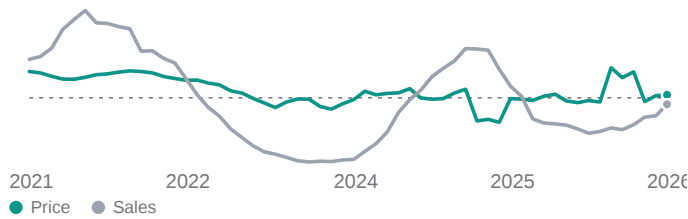


Growth (year over year)

Price +3.2% · Sales -7.1%

Price per square foot

\$188/ft²

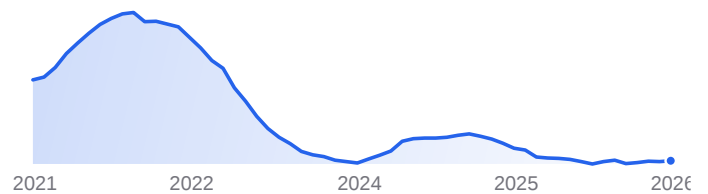
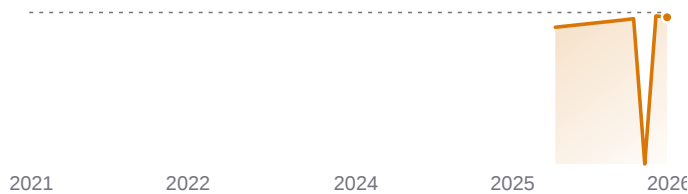


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

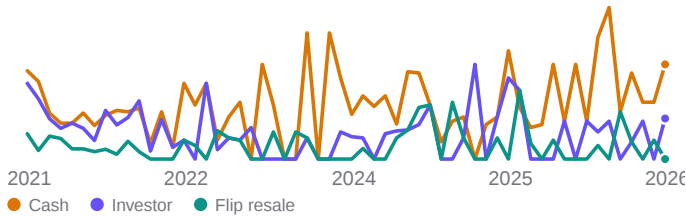
4.4%



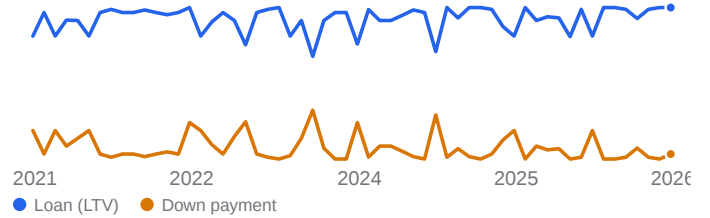
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 21% · Flip resale 0%

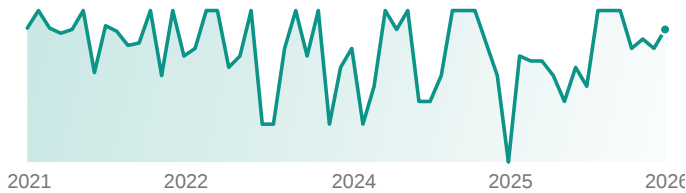


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



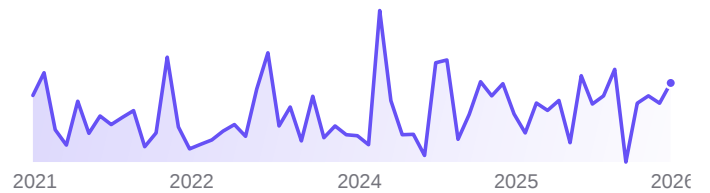
Sellers who sold at a gain

92%



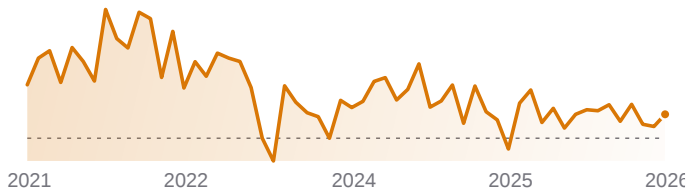
Typical hold before selling

4.9 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,381
Median value (AVM)	\$367K
Median size	1,989 ft²
Median bedrooms	3
Median year built	2016
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	12%
Median loan-to-value	56%
Typical ownership tenure	5.4 yrs

COMMUNITY

Population	2,100
Density	691 / mi²
Median household income	\$73K
Average household income	\$94K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	62
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	4.2%
Unemployment	1.1%
Average temp	61°F
Annual precip	54 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.