

Gray 31032

ZIP code · GA · Georgia · Jones County · Gray

BALANCED MARKET

\$285K

MEDIAN SALE PRICE

+18.9%

1-YR CHANGE

150

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

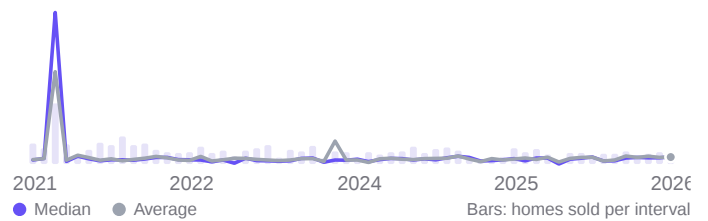
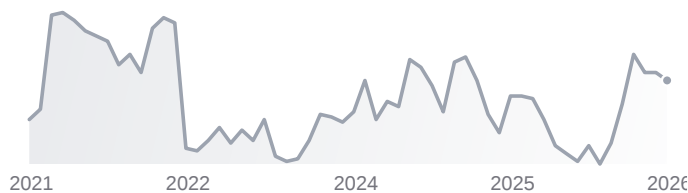
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$305K · Average \$297K

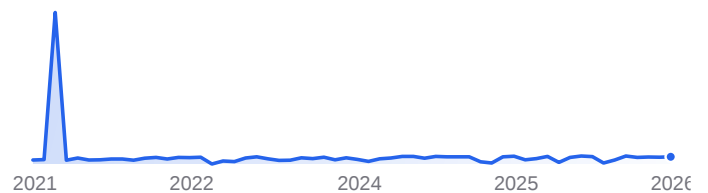
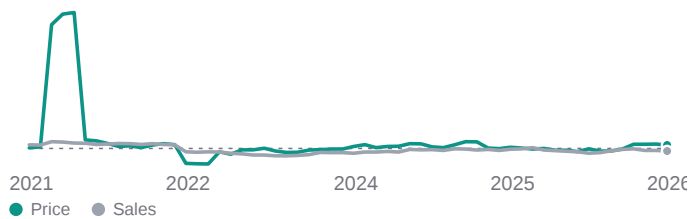


Growth (year over year)

Price +18.9% · Sales -14.8%

Price per square foot

\$146/ft²

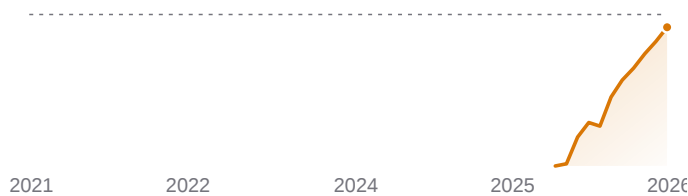


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

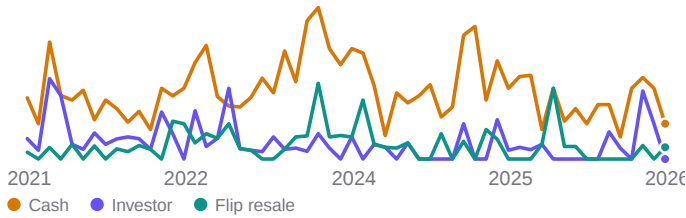
2.8%



BUYERS & OUTCOMES

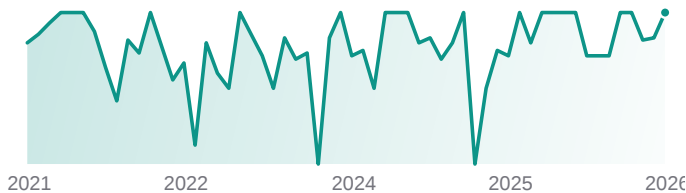
Buyer mix

Cash 20% · Investor 0% · Flip resale 6.7%



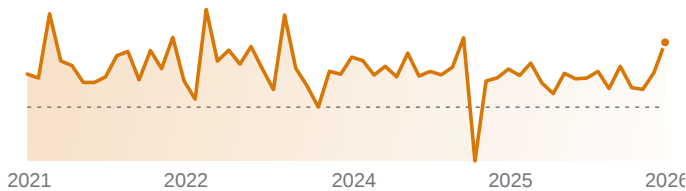
Sellers who sold at a gain

100%

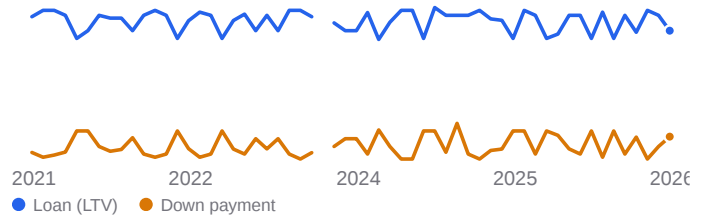


Median annualized return at resale

+10.9%

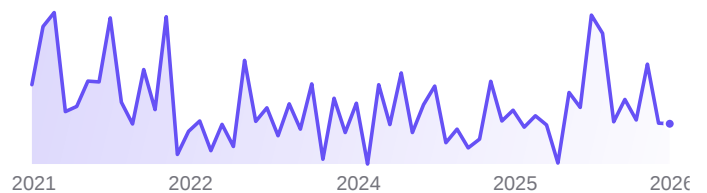


Financing (share of purchase price) Loan (LTV) 85% · Down payment 16%



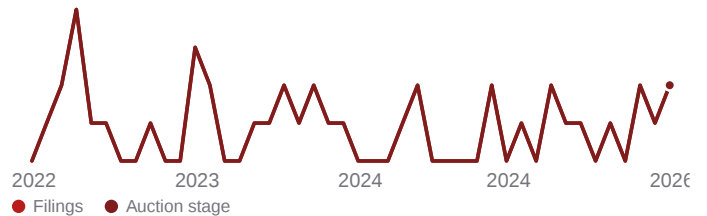
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,295
Median value (AVM)	\$269K
Median size	1,830 ft²
Median bedrooms	3
Median year built	1995
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.2%
Owner occupied	84%
Company owned	9.4%
Median loan-to-value	40%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	13,996
Density	90 / mi ²
Median household income	\$76K
Average household income	\$90K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	49
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	12.9%
Unemployment	1.0%
Average temp	64°F
Annual precip	48 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.