

Haddock 31033

ZIP code · GA · Georgia · Jones County

BUYER'S MARKET

\$132K

MEDIAN SALE PRICE

-47.0%

1-YR CHANGE

26

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



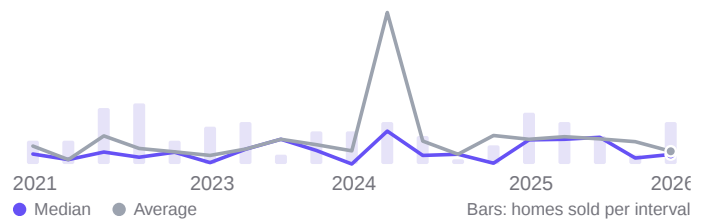
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$118K · Average \$147K

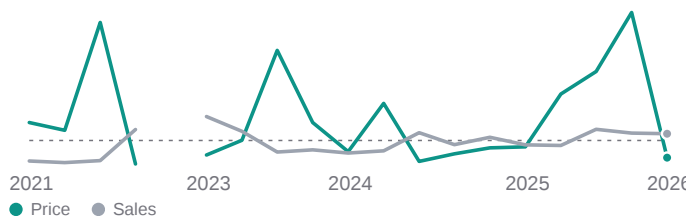


Growth (year over year)

Price -47.0% · Sales +18.2%

Price per square foot

\$77/ft²



Sale premium vs estimated value

+11.0%

Annual turnover (share of homes sold)

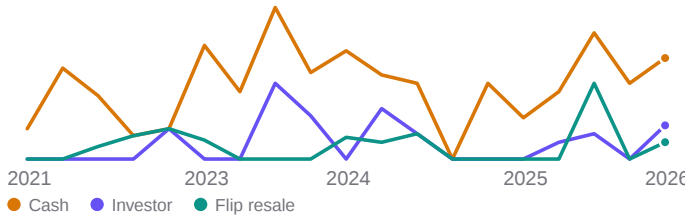
2.6%



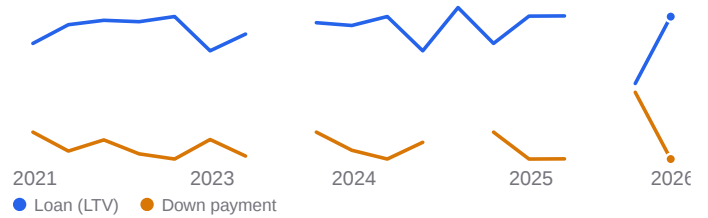
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 22% · Flip resale 11%



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



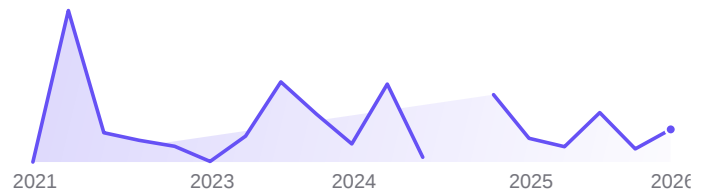
Sellers who sold at a gain

89%



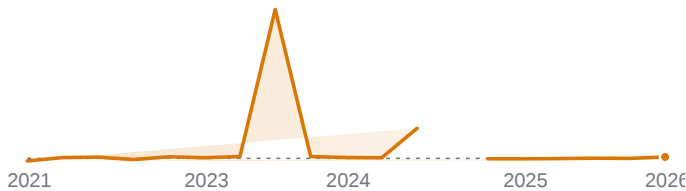
Typical hold before selling

5.3 yrs



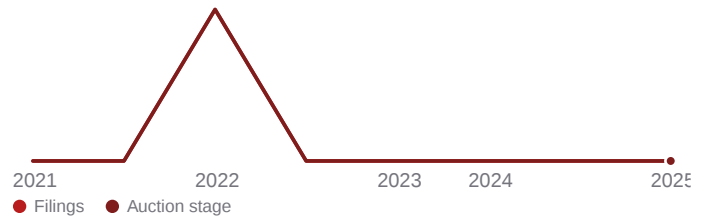
Median annualized return at resale

+11.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	992
Median value (AVM)	\$191K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1993
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.8%
Owner occupied	78%
Company owned	8.8%
Median loan-to-value	12%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	2,355
Density	34 / mi²
Median household income	\$58K
Average household income	\$100K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	55
Homes occupied	92%
Bachelor's or higher	7%
Poverty rate	18.3%
Unemployment	1.1%
Average temp	64°F
Annual precip	47 in
Sunshine	66%

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