

Fortson 31808

ZIP code · GA · Georgia · Harris County

BALANCED MARKET

\$372K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

134

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



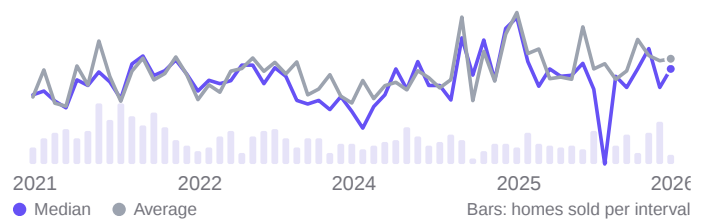
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$370K · Average \$397K

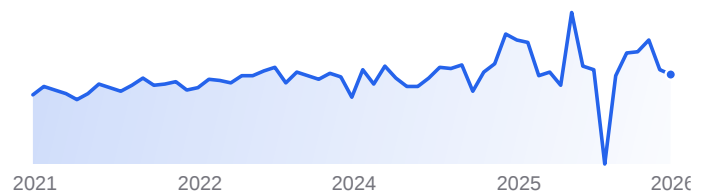
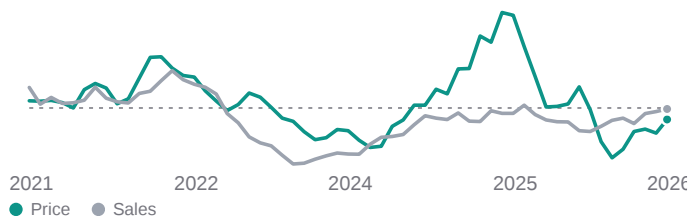


Growth (year over year)

Price -8.7% · Sales -0.7%

Price per square foot

\$146/ft²

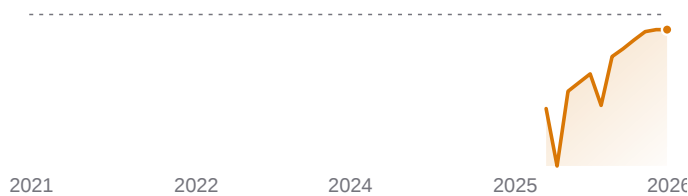


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

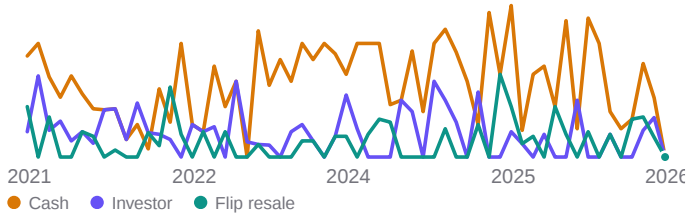
3.8%



BUYERS & OUTCOMES

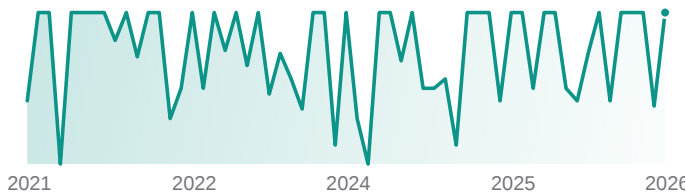
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

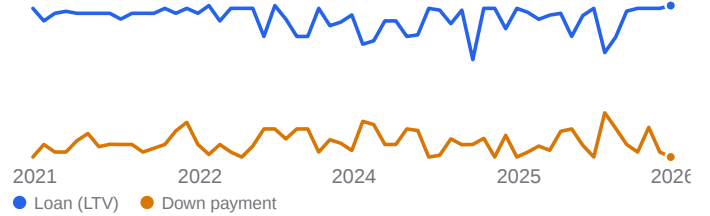


Median annualized return at resale

+4.7%

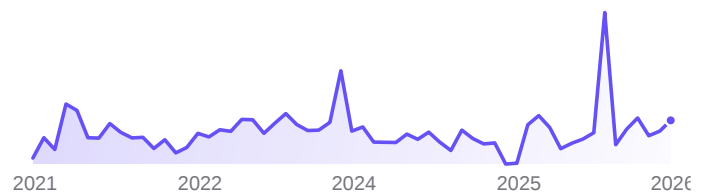


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,522
Median value (AVM)	\$388K
Median size	2,314 ft²
Median bedrooms	4
Median year built	1999
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.0%
Owner occupied	92%
Company owned	4.2%
Median loan-to-value	54%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	9,619
Density	181 / mi²
Median household income	\$97K
Average household income	\$130K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	5.3%
Unemployment	1.0%
Average temp	64°F
Annual precip	50 in
Sunshine	61%

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