

Cherry Log

Community · GA · Georgia > Gilmer County

BUYER'S MARKET

\$328K

MEDIAN SALE PRICE

-15.0%

1-YR CHANGE

38

SALES (12 MO)

\$512K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



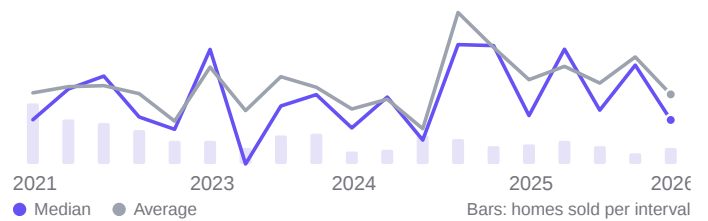
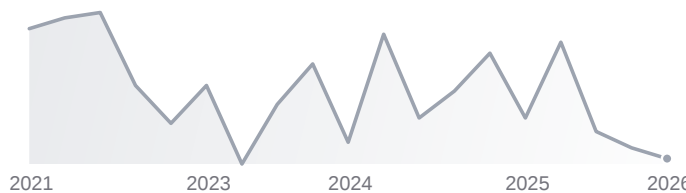
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$429K · Average \$526K

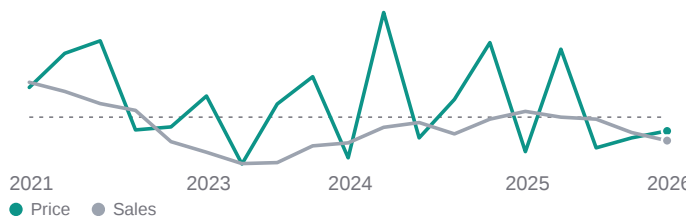


Growth (year over year)

Price -15.0% · Sales -25.5%

Price per square foot

\$224/ft²

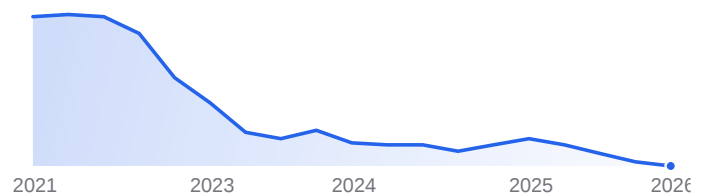


Sale premium vs estimated value

-29.9%

Annual turnover (share of homes sold)

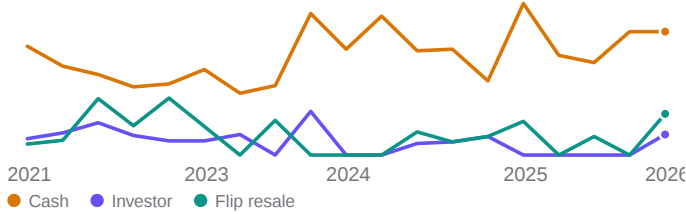
4.1%



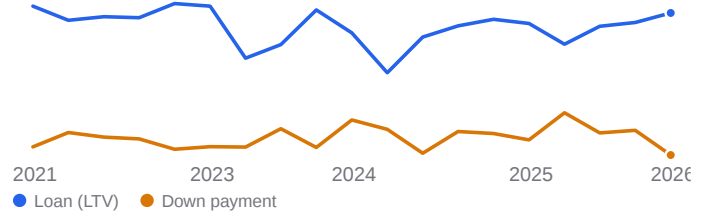
BUYERS & OUTCOMES

Buyer mix

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

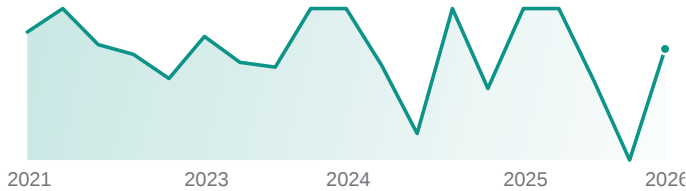


Financing (share of purchase price) Loan (LTV) 80% · Down payment 13%



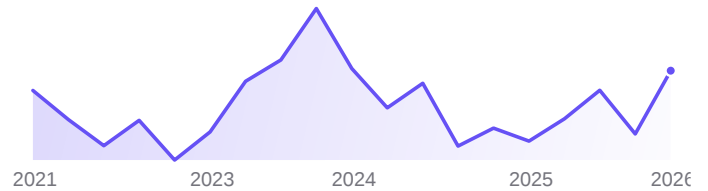
Sellers who sold at a gain

89%



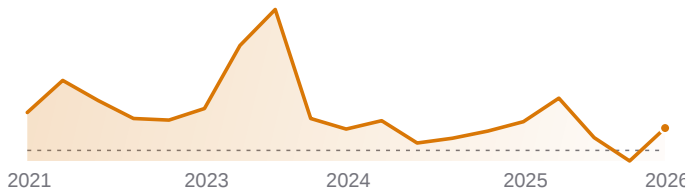
Typical hold before selling

5.2 yrs



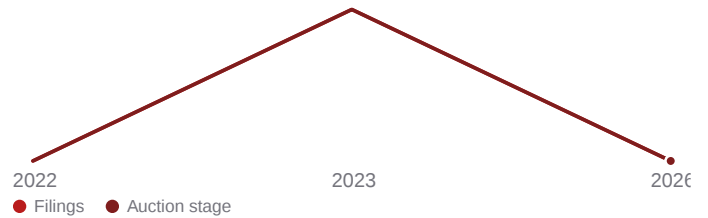
Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	922
Median value (AVM)	\$512K
Median size	1,755 ft²
Median bedrooms	3
Median year built	1999
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.9%
Owner occupied	44%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	61
Density	54 / mi²
Median household income	\$61K
Average household income	\$100K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	105
Homes occupied	51%
Bachelor's or higher	13%
Poverty rate	12.3%
Unemployment	0.8%
Average temp	55°F
Annual precip	67 in
Sunshine	61%

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.