

Calhoun County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$71K

MEDIAN SALE PRICE

-13.5%

1-YR CHANGE

31

SALES (12 MO)

\$77K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



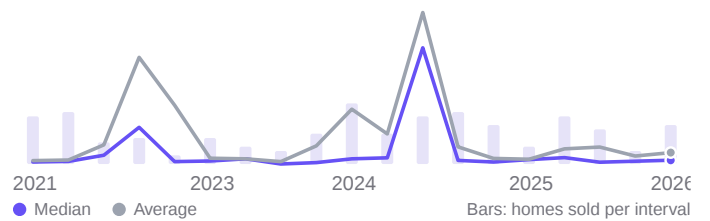
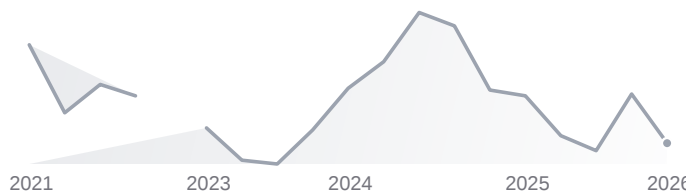
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

13 / 100

Sale prices

Median \$87K · Average \$183K

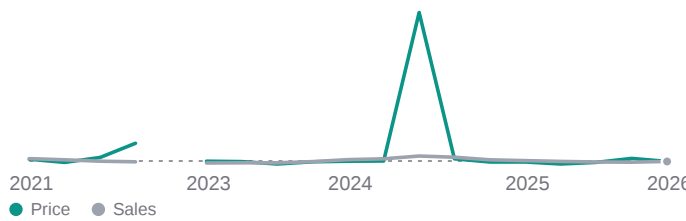


Growth (year over year)

Price -13.5% · Sales -13.9%

Price per square foot

\$48/ft²

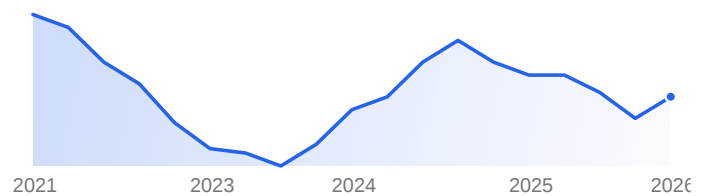
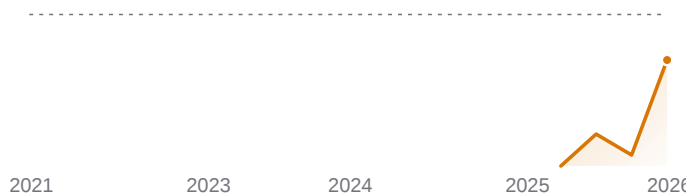


Sale premium vs estimated value

-4.9%

Annual turnover (share of homes sold)

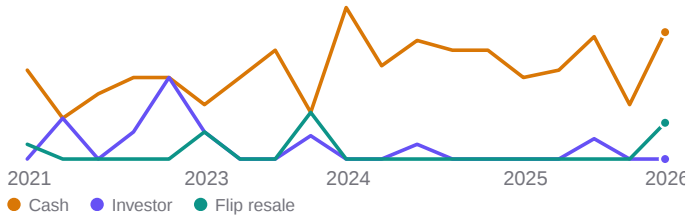
1.6%



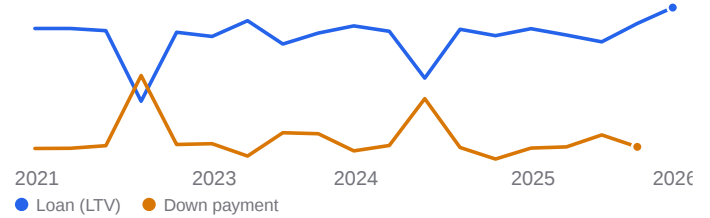
BUYERS & OUTCOMES

Buyer mix

Cash 78% · Investor 0% · Flip resale 22%

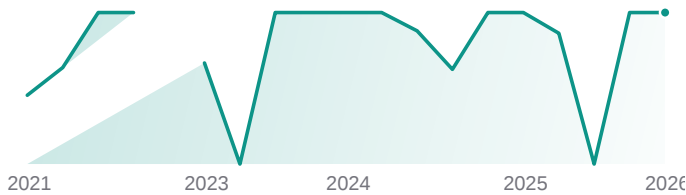


Financing (share of purchase price) Loan (LTV) 104% · Down payment 11%



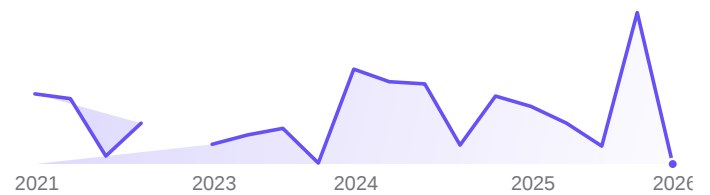
Sellers who sold at a gain

100%



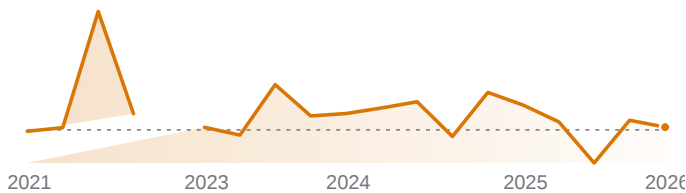
Typical hold before selling

0.2 yrs



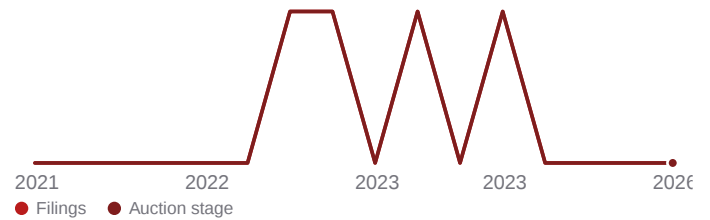
Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,915
Median value (AVM)	\$77K
Median size	1,384 ft²
Median bedrooms	3
Median year built	1971
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.4%
Owner occupied	70%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	5,479
Density	20 / mi²
Median household income	\$47K
Average household income	\$72K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	27
Homes occupied	83%
Bachelor's or higher	8%
Poverty rate	18.4%
Unemployment	0.7%
Average temp	66°F
Annual precip	53 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.