

Carroll County, GA

County · GA · Georgia

SELLER'S MARKET

\$286K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

2,037

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

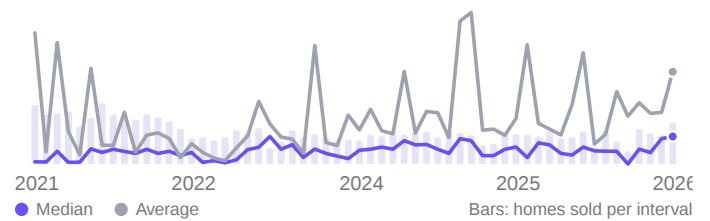
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$300K · Average \$453K

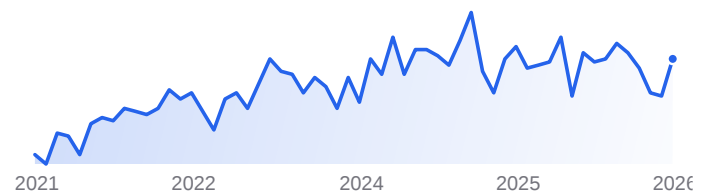
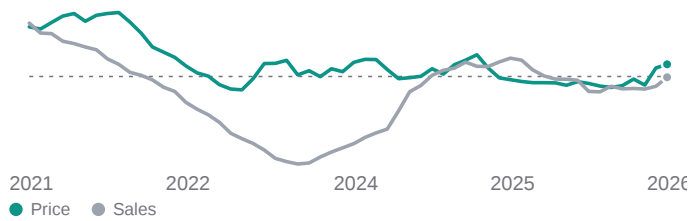


Growth (year over year)

Price +5.8% · Sales -0.4%

Price per square foot

\$172/ft²

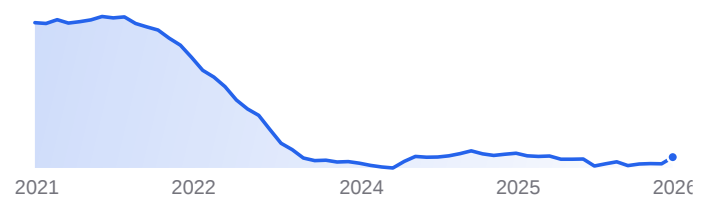
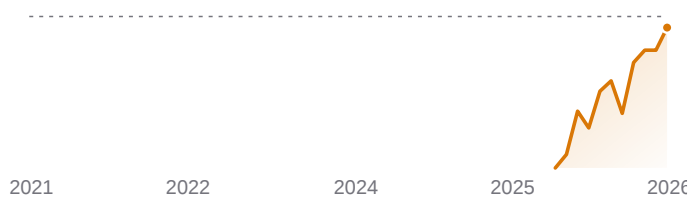


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

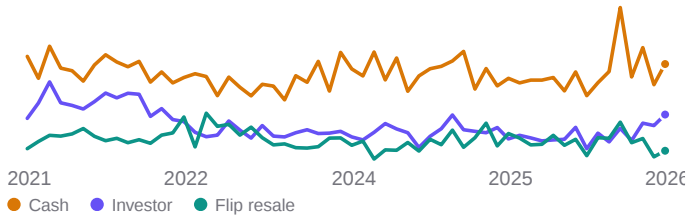
4.8%



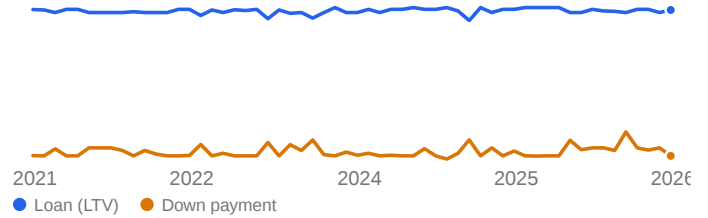
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 24% · Flip resale 8.9%

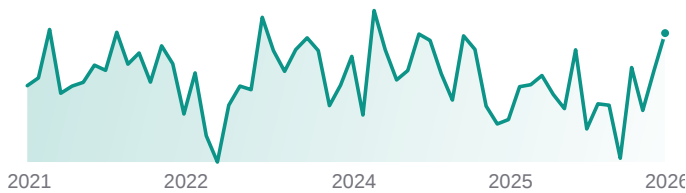


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



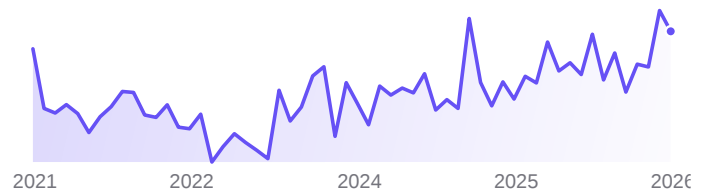
Sellers who sold at a gain

93%



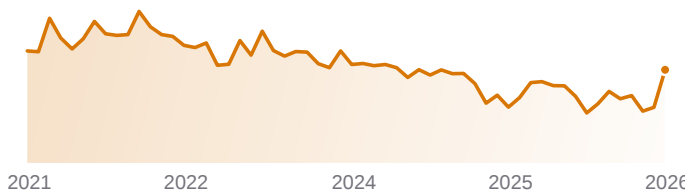
Typical hold before selling

5.6 yrs



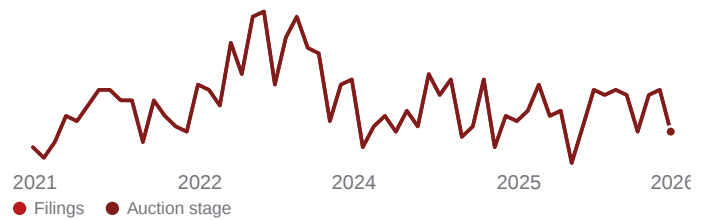
Median annualized return at resale

+9.6%



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	42,606
Median value (AVM)	\$282K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1993
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.9%
Owner occupied	78%
Company owned	13%
Median loan-to-value	41%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	131,248
Density	263 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	53
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	13.6%
Unemployment	1.0%
Average temp	61°F
Annual precip	54 in
Sunshine	61%

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.