

Catoosa County, GA

County · GA · Georgia

BALANCED MARKET

\$274K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

943

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



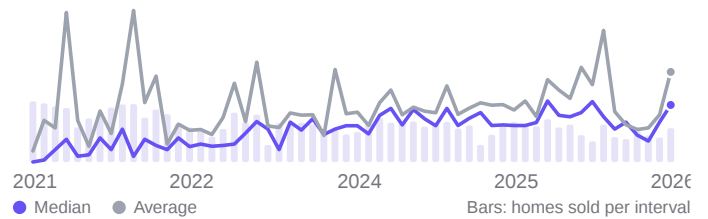
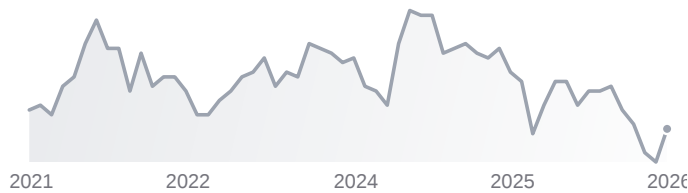
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$300K · Average \$348K

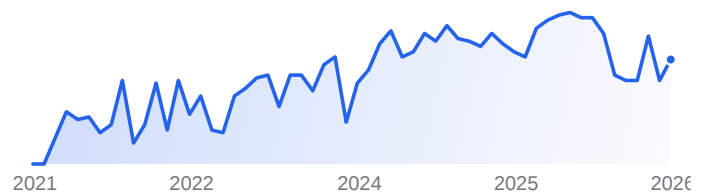
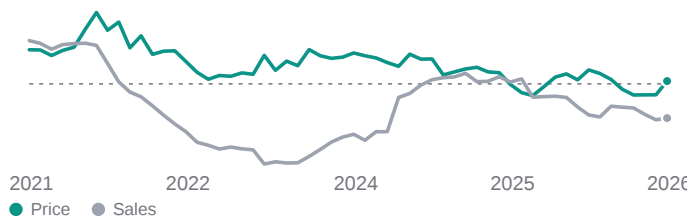


Growth (year over year)

Price +1.0% · Sales -12.4%

Price per square foot

\$185/ft²

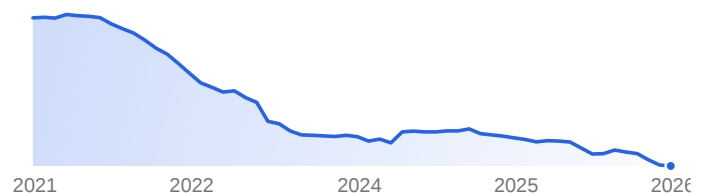
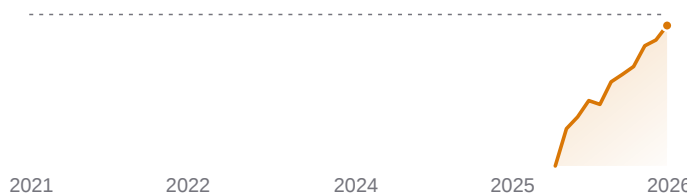


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

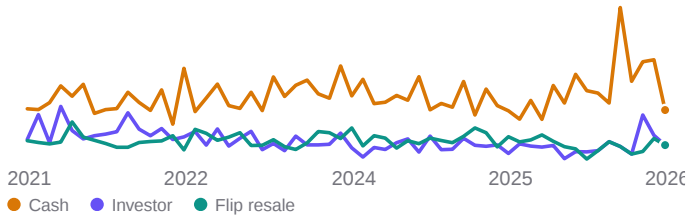
3.8%



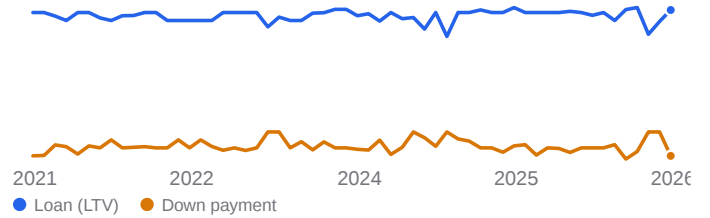
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 9.2% · Flip resale 9.2%

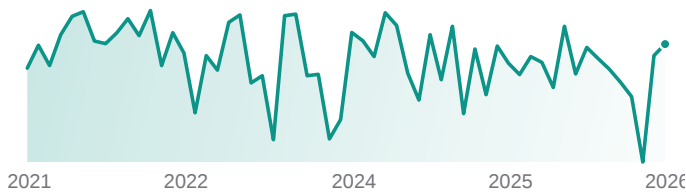


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



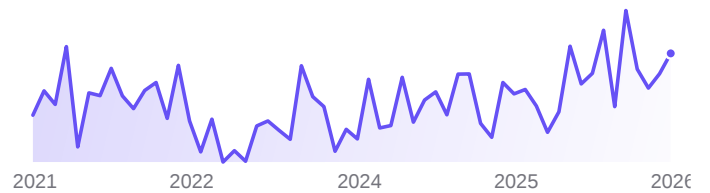
Sellers who sold at a gain

94%



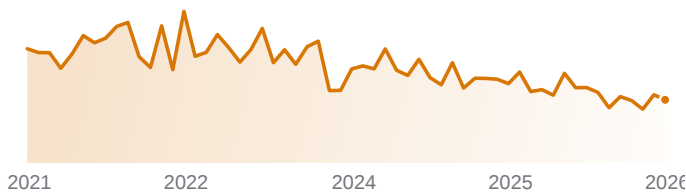
Typical hold before selling

5.0 yrs



Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	24,734
Median value (AVM)	\$295K
Median size	1,494 ft²
Median bedrooms	3
Median year built	1992
Single family	92%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.2%
Owner occupied	85%
Company owned	10.0%
Median loan-to-value	42%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	69,396
Density	428 / mi²
Median household income	\$71K
Average household income	\$89K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	145
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	9.3%
Unemployment	0.9%
Average temp	59°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.