

Fannin County, GA

County · GA · Georgia

BALANCED MARKET

\$485K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

797

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



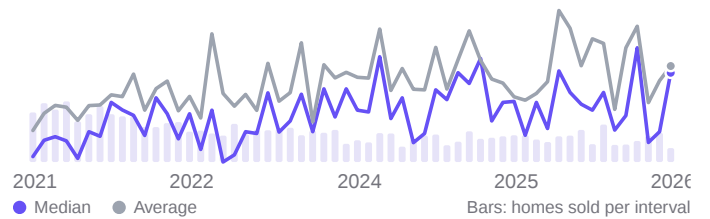
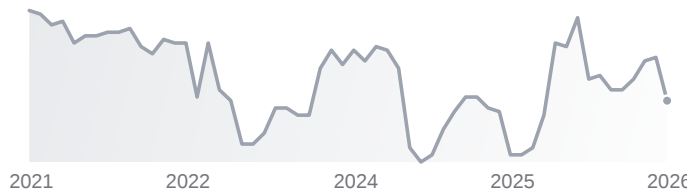
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$605K · Average \$624K

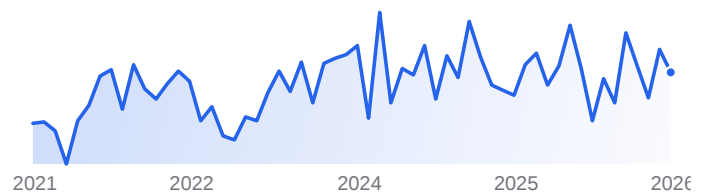
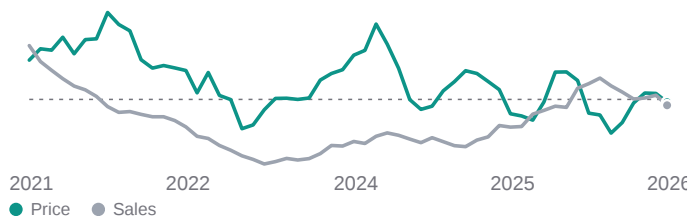


Growth (year over year)

Price -1.5% · Sales -3.2%

Price per square foot

\$281/ft²

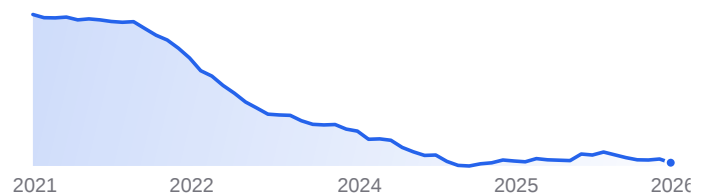


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

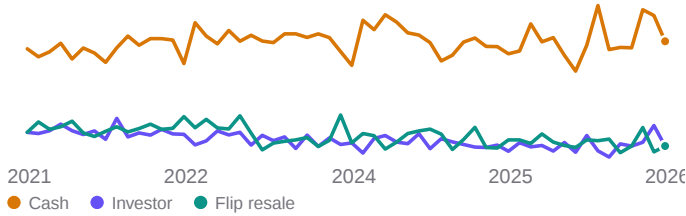
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 5.1% · Flip resale 5.1%



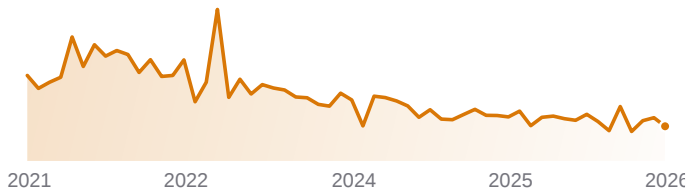
Sellers who sold at a gain

82%

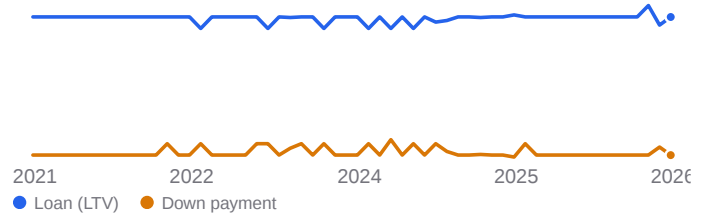


Median annualized return at resale

+6.8%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	18,765
Median value (AVM)	\$456K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1998
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.3%
Owner occupied	53%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	26,127
Density	68 / mi²
Median household income	\$59K
Average household income	\$84K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	121
Homes occupied	62%
Bachelor's or higher	13%
Poverty rate	12.5%
Unemployment	0.8%
Average temp	56°F
Annual precip	65 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.