

Fulton County, GA

County · GA · Georgia

BALANCED MARKET

\$483K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

13,236

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



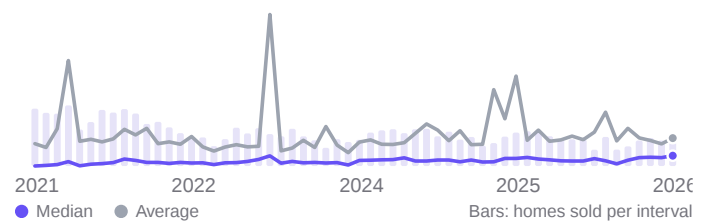
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$500K · Average \$761K

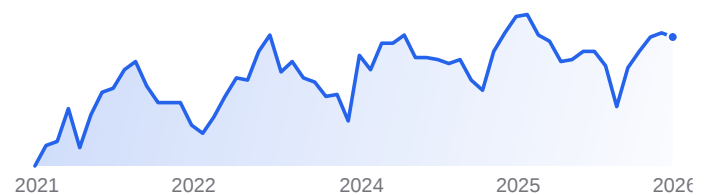
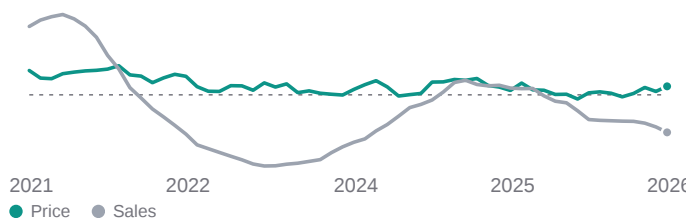


Growth (year over year)

Price +4.5% · Sales -20.1%

Price per square foot

\$262/ft²

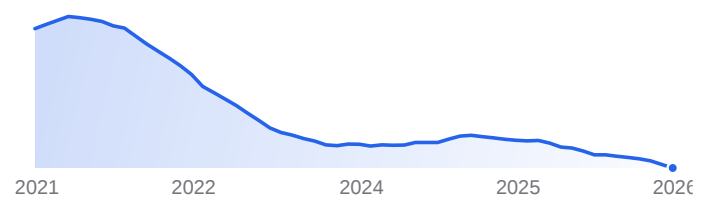
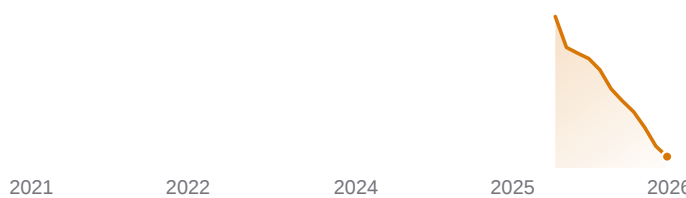


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

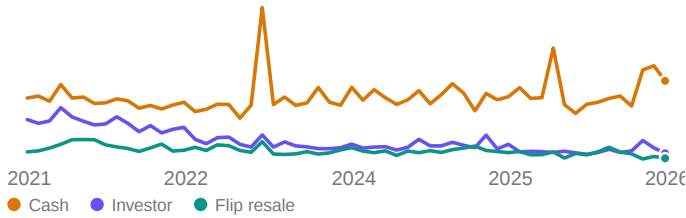
4.1%



BUYERS & OUTCOMES

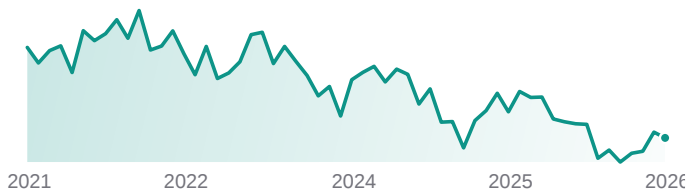
Buyer mix

Cash 41% · Investor 7.8% · Flip resale 5.5%



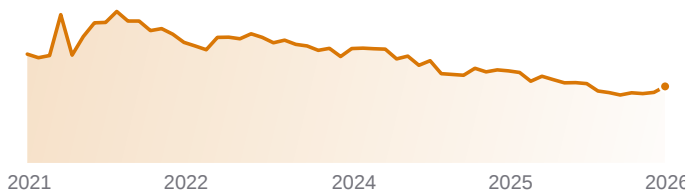
Sellers who sold at a gain

84%

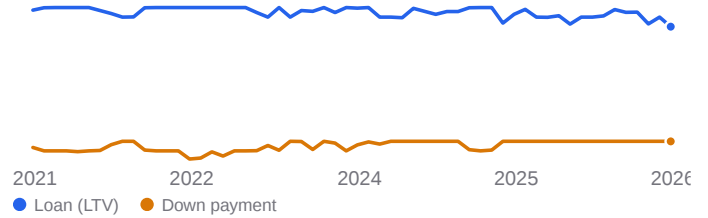


Median annualized return at resale

+5.2%

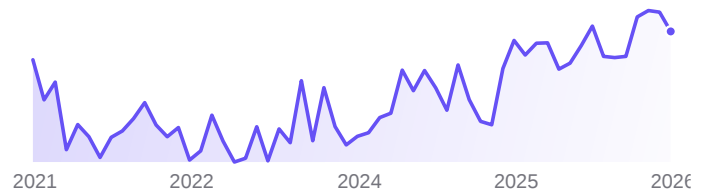


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



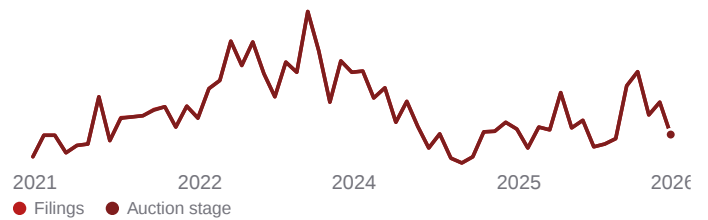
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 95 · Auction stage 95



HOUSING STOCK

Homes	320,411
Median value (AVM)	\$424K
Median size	1,894 ft²
Median bedrooms	3
Median year built	1990
Single family	71%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.6%
Owner occupied	68%
Company owned	18%
Median loan-to-value	49%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	1,091,749
Density	2,073 / mi²
Median household income	\$90K
Average household income	\$135K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	52
Homes occupied	92%
Bachelor's or higher	35%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	61°F
Annual precip	53 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.