

Gilmer County, GA

County · GA · Georgia

BALANCED MARKET

\$412K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

812

SALES (12 MO)

\$403K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



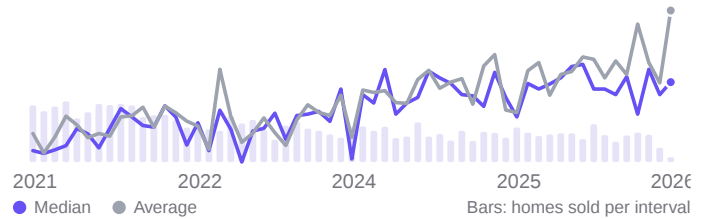
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$412K · Average \$540K

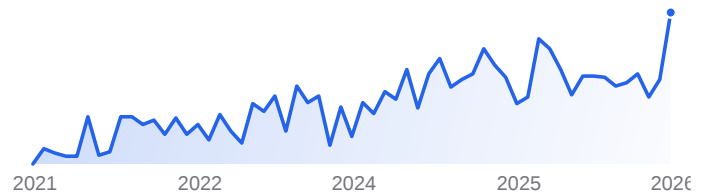
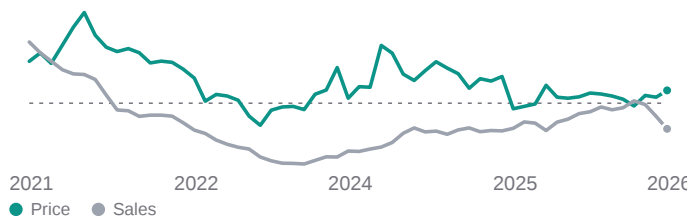


Growth (year over year)

Price +6.7% · Sales -13.3%

Price per square foot

\$307/ft²

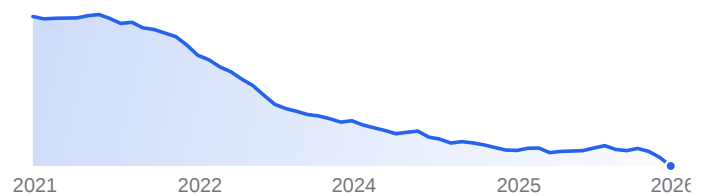
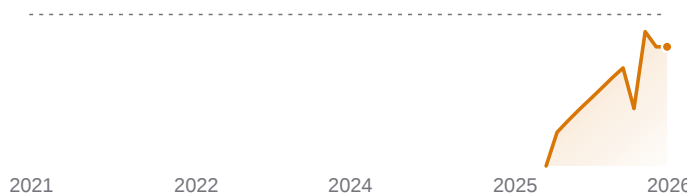


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

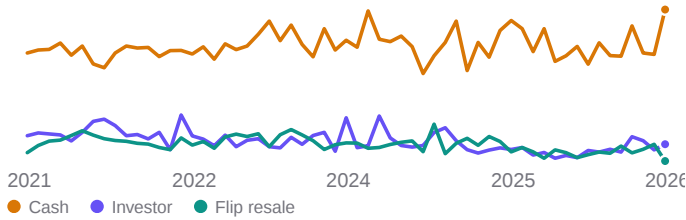
4.2%



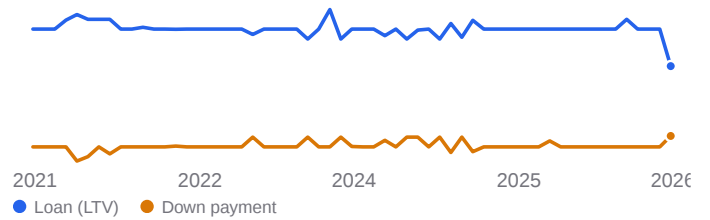
BUYERS & OUTCOMES

Buyer mix

Cash 69% · Investor 7.7% · Flip resale 0%

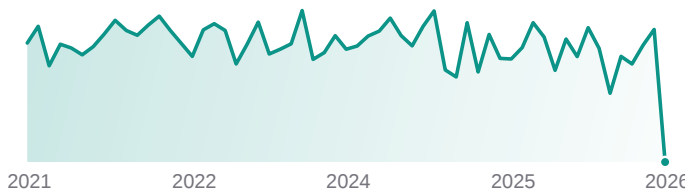


Financing (share of purchase price) Loan (LTV) 61% · Down payment 26%



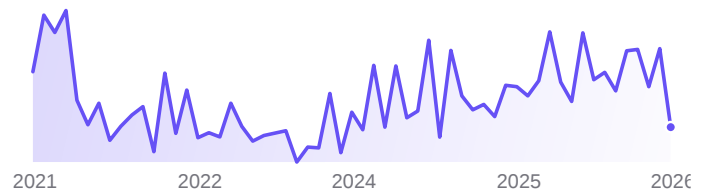
Sellers who sold at a gain

56%



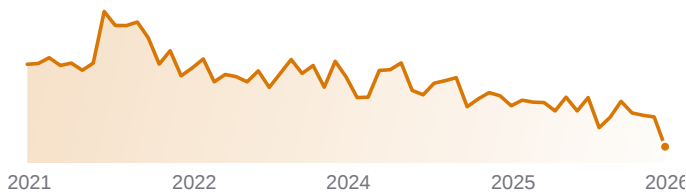
Typical hold before selling

3.0 yrs



Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	19,171
Median value (AVM)	\$403K
Median size	1,674 ft²
Median bedrooms	3
Median year built	1999
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.2%
Owner occupied	60%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	33,700
Density	79 / mi²
Median household income	\$68K
Average household income	\$84K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	108
Homes occupied	73%
Bachelor's or higher	14%
Poverty rate	13.6%
Unemployment	0.9%
Average temp	58°F
Annual precip	63 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.