

Rabun County, GA

County · GA · Georgia

BALANCED MARKET

\$359K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

387

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



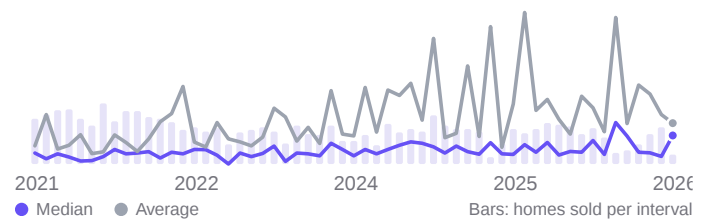
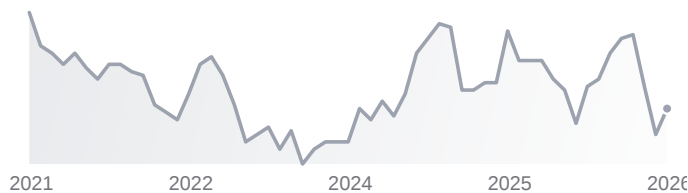
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$450K · Average \$538K

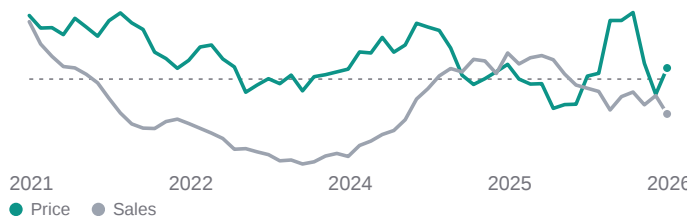


Growth (year over year)

Price +4.5% · Sales -14.2%

Price per square foot

\$194/ft²

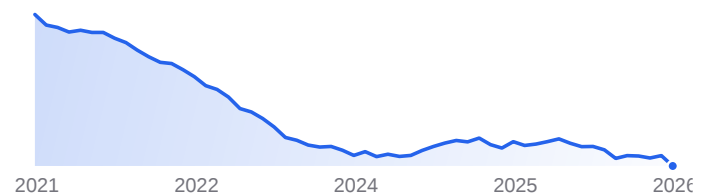
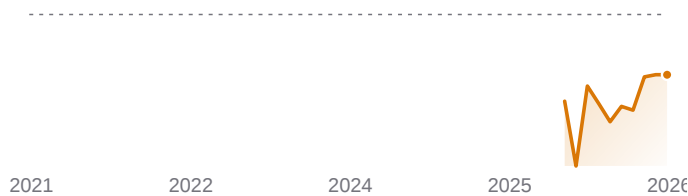


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

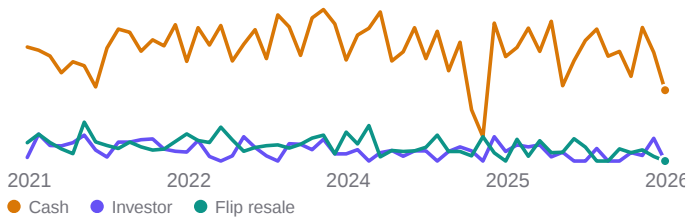
2.9%



BUYERS & OUTCOMES

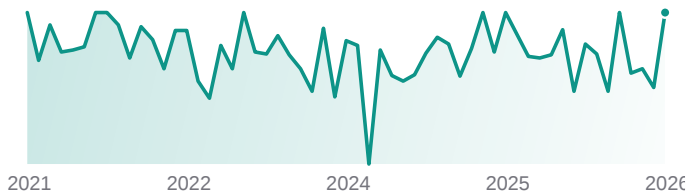
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



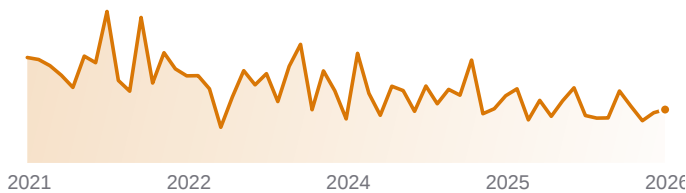
Sellers who sold at a gain

100%

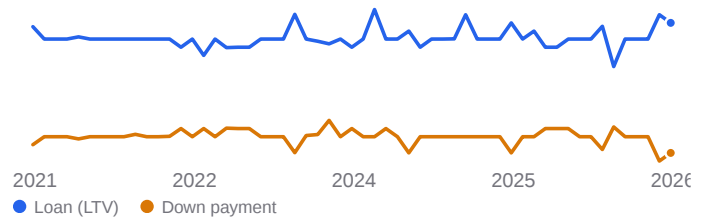


Median annualized return at resale

+8.8%

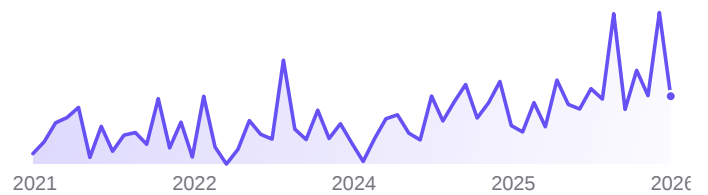


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,391
Median value (AVM)	\$402K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1990
Single family	78%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.6%
Owner occupied	48%
Company owned	15%
Median loan-to-value	10%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	17,817
Density	48 / mi²
Median household income	\$63K
Average household income	\$88K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	95
Homes occupied	64%
Bachelor's or higher	17%
Poverty rate	10.8%
Unemployment	0.9%
Average temp	56°F
Annual precip	73 in
Sunshine	61%

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