

# Whitfield County, GA

County · GA · Georgia

BALANCED MARKET

\$242K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

973

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



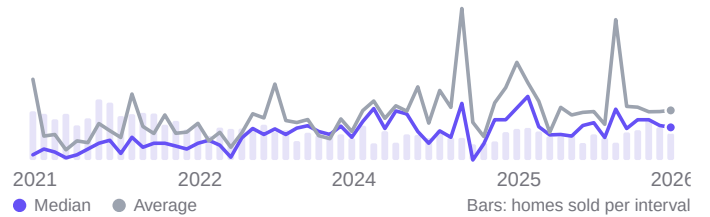
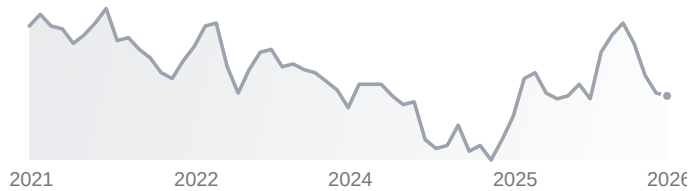
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$237K · Average \$266K

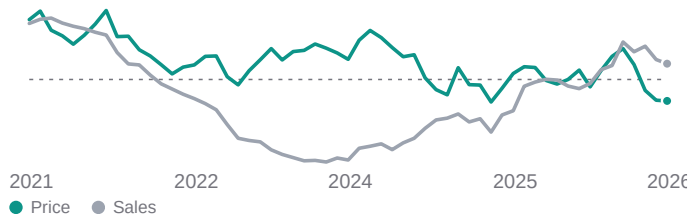


Growth (year over year)

Price -8.9% · Sales +6.6%

Price per square foot

\$160/ft²

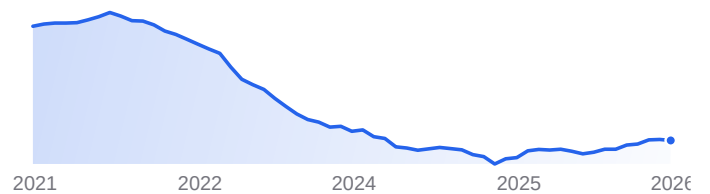
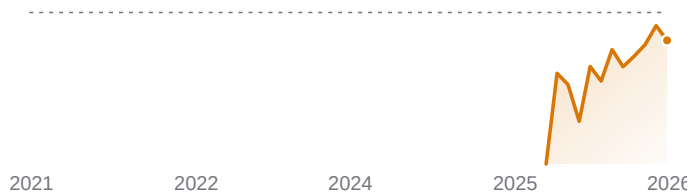


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

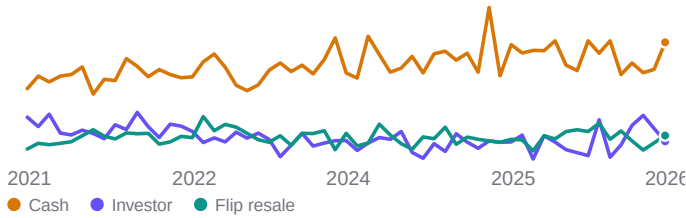
3.2%



## BUYERS & OUTCOMES

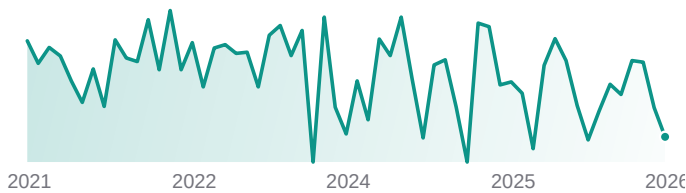
### Buyer mix

Cash 49% · Investor 8.4% · Flip resale 11%



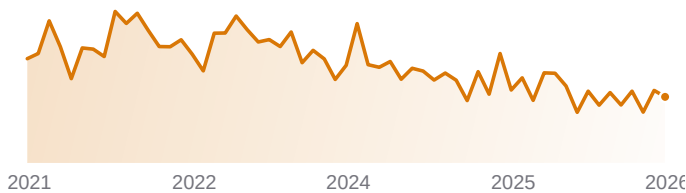
### Sellers who sold at a gain

83%

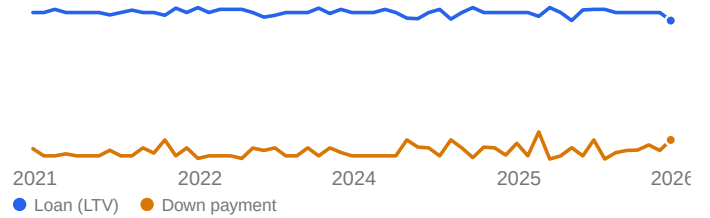


### Median annualized return at resale

+6.8%

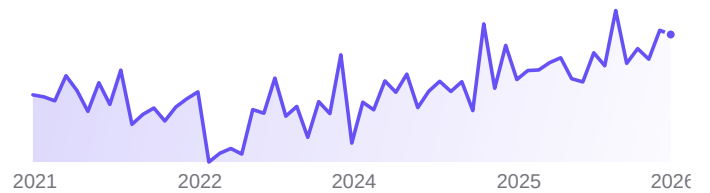


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



### Typical hold before selling

4.8 yrs



### Preforeclosure filings

Filings 9 · Auction stage 9



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 30,314    |
| Median value (AVM) | \$241K    |
| Median size        | 1,487 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1984      |
| Single family      | 87%       |
| Condos             | 3.3%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 62%  |
| Underwater (LTV 125% or more) | 1.5% |
| Owner occupied                | 83%  |
| Company owned                 | 6.8% |
| Median loan-to-value          | 41%  |

Typical ownership tenure

**10.1 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>105,565</b>   |
| Density                          | <b>364 / mi²</b> |
| Median household income          | <b>\$61K</b>     |
| Average household income         | <b>\$81K</b>     |
| Crime index (US avg 100)         | <b>106</b>       |
| Air pollution index (US avg 100) | <b>109</b>       |
| Earthquake index (US avg 100)    | <b>140</b>       |
| Homes occupied                   | <b>94%</b>       |
| Bachelor's or higher             | <b>12%</b>       |
| Poverty rate                     | <b>11.0%</b>     |
| Unemployment                     | <b>1.3%</b>      |
| Average temp                     | <b>60°F</b>      |
| Annual precip                    | <b>56 in</b>     |
| Sunshine                         | <b>61%</b>       |

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.