

Talking Rock

City · GA · Georgia > Pickens County

SELLER'S MARKET

\$394K

MEDIAN SALE PRICE

+23.5%

1-YR CHANGE

106

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

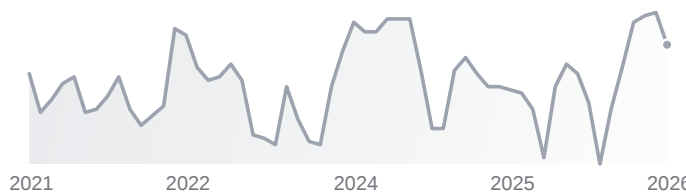
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

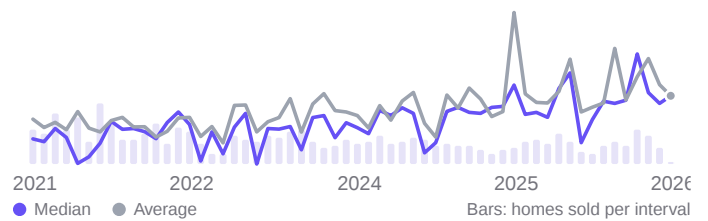
Market temperature (0–100)

65 / 100



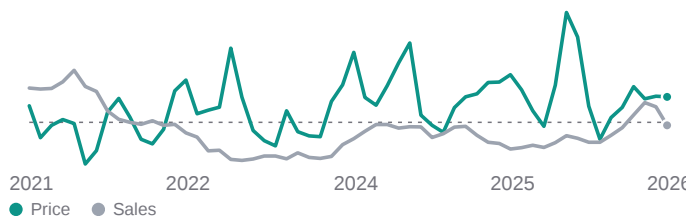
Sale prices

Median \$412K · Average \$412K



Growth (year over year)

Price +23.5% · Sales -2.8%



Price per square foot

\$307/ft²



Sale premium vs estimated value

+23.8%



Annual turnover (share of homes sold)

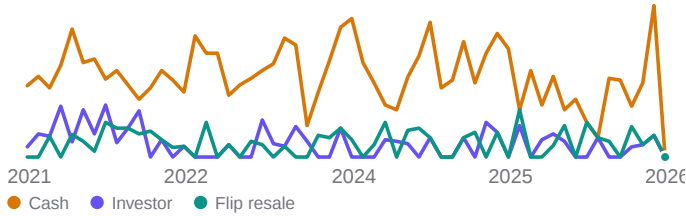
3.6%



BUYERS & OUTCOMES

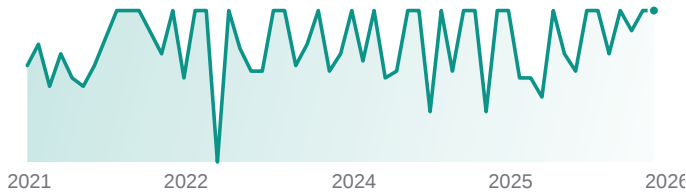
Buyer mix

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



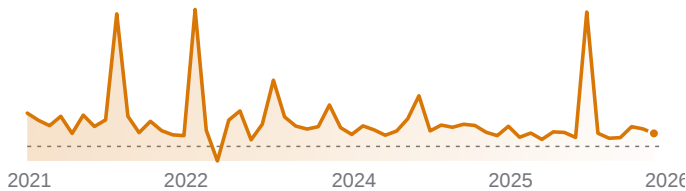
Sellers who sold at a gain

100%

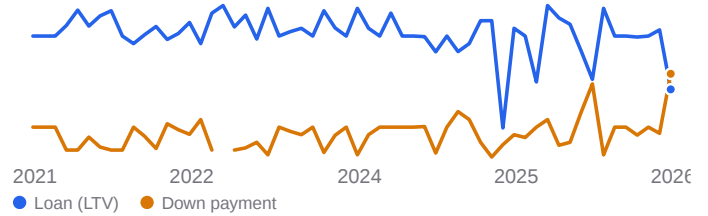


Median annualized return at resale

+7.9%

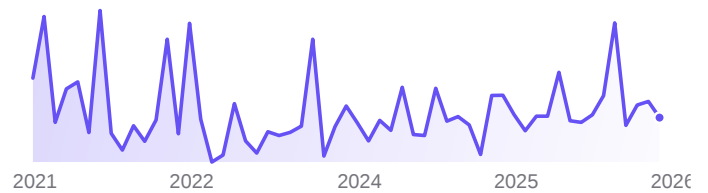


Financing (share of purchase price) Loan (LTV) 45% · Down payment 55%



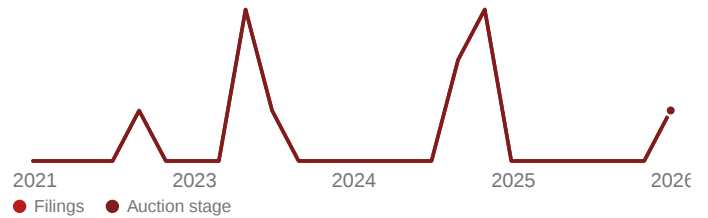
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,940
Median value (AVM)	\$372K
Median size	1,618 ft²
Median bedrooms	3
Median year built	2000
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.7%
Owner occupied	77%
Company owned	8.8%
Median loan-to-value	31%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	262
Density	125 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	101
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	19.4%
Unemployment	0.9%
Average temp	59°F
Annual precip	60 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.