

# Ball Ground 30107

ZIP code · GA · Georgia > Cherokee County > Ball Ground

BALANCED MARKET

**\$489K**

MEDIAN SALE PRICE

**+8.3%**

1-YR CHANGE

**348**

SALES (12 MO)

**\$489K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



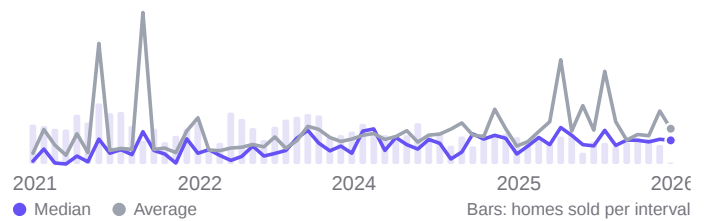
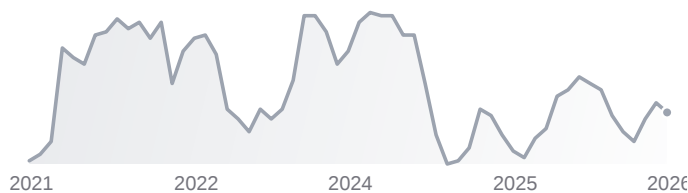
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$490K · Average \$571K

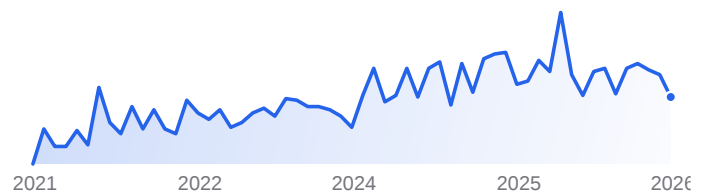
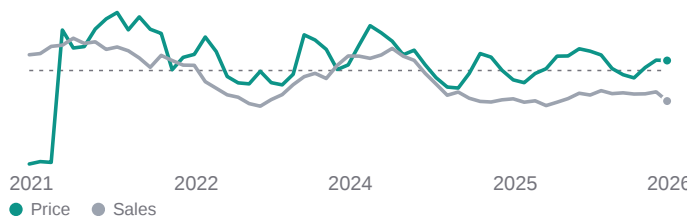


Growth (year over year)

Price +8.3% · Sales -25.2%

Price per square foot

\$198/ft²

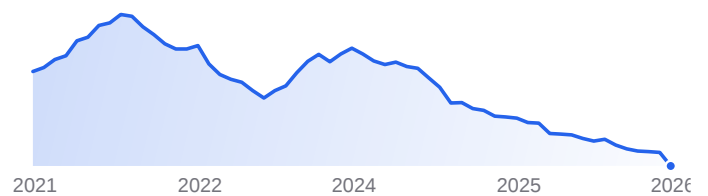
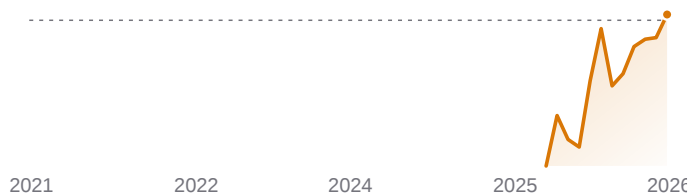


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

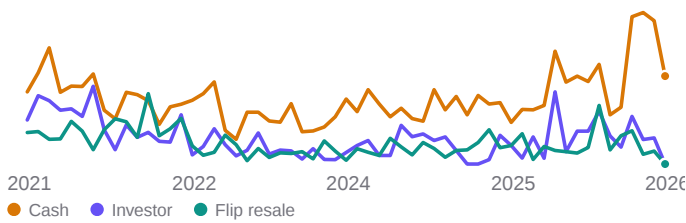
4.7%



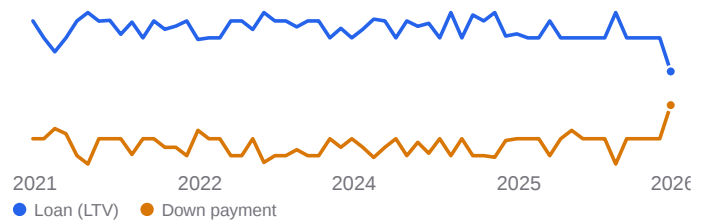
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



### Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



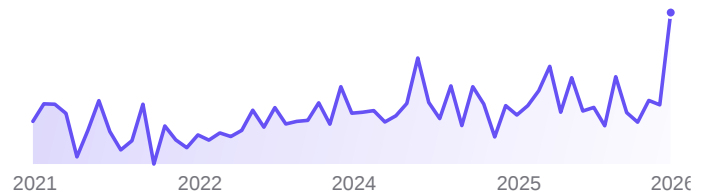
### Sellers who sold at a gain

100%



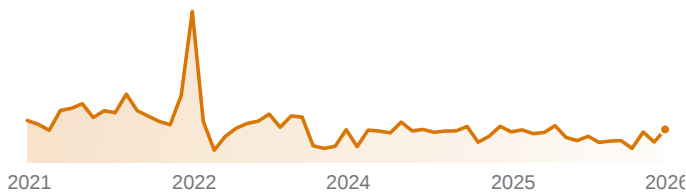
### Typical hold before selling

8.6 yrs



### Median annualized return at resale

+8.8%



### Preforeclosure filings

Filings 4 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 7,422     |
| Median value (AVM) | \$489K    |
| Median size        | 2,100 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2003      |
| Single family      | 61%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 59%     |
| Underwater (LTV 125% or more) | 1.5%    |
| Owner occupied                | 88%     |
| Company owned                 | 11%     |
| Median loan-to-value          | 42%     |
| Typical ownership tenure      | 6.6 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>18,922</b>    |
| Density                          | <b>169 / mi²</b> |
| Median household income          | <b>\$103K</b>    |
| Average household income         | <b>\$128K</b>    |
| Crime index (US avg 100)         | <b>101</b>       |
| Air pollution index (US avg 100) | <b>89</b>        |
| Earthquake index (US avg 100)    | <b>75</b>        |
| Homes occupied                   | <b>96%</b>       |
| Bachelor's or higher             | <b>20%</b>       |
| Poverty rate                     | <b>4.8%</b>      |
| Unemployment                     | <b>1.1%</b>      |
| Average temp                     | <b>59°F</b>      |
| Annual precip                    | <b>57 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.