

Canton 30114

ZIP code · GA · Georgia > Cherokee County > Canton

BALANCED MARKET

\$472K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

1,045

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



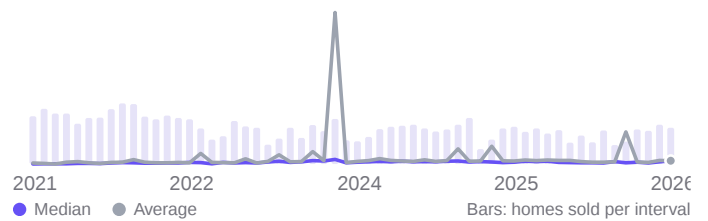
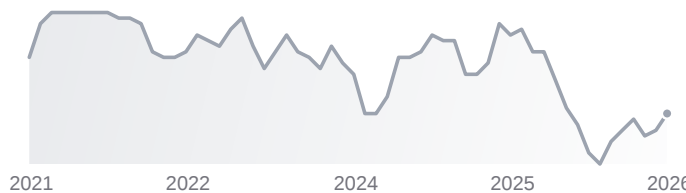
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$515K · Average \$517K

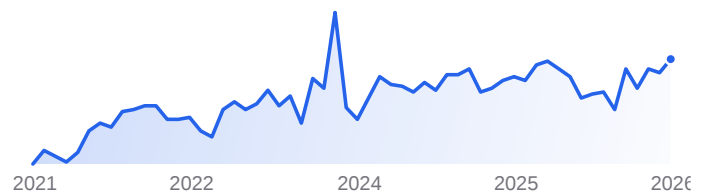
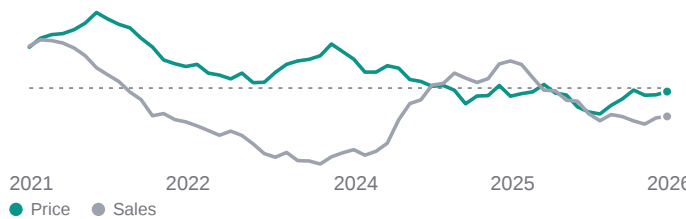


Growth (year over year)

Price -1.6% · Sales -13.1%

Price per square foot

\$212/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

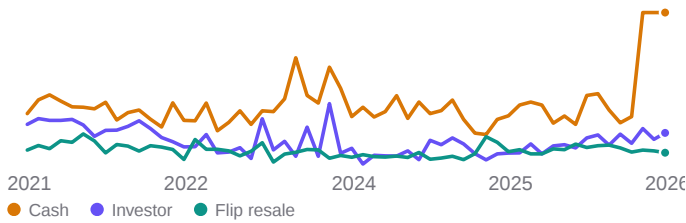
5.1%



BUYERS & OUTCOMES

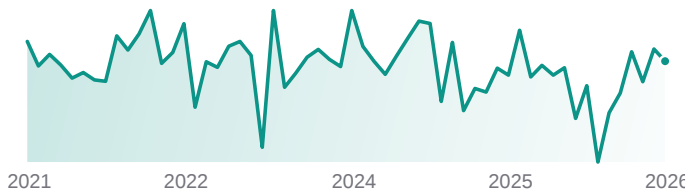
Buyer mix

Cash 100% · Investor 21% · Flip resale 7.5%



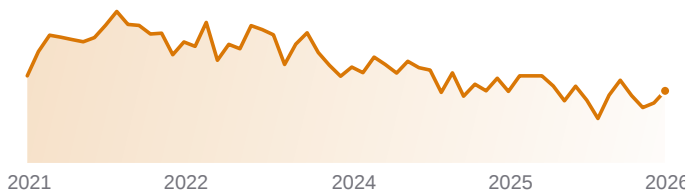
Sellers who sold at a gain

93%

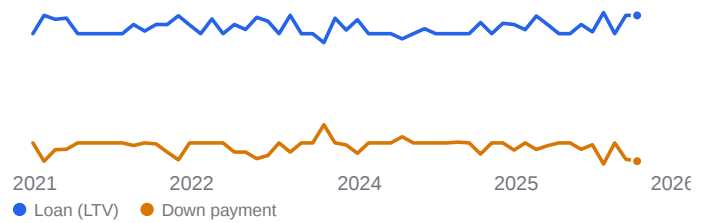


Median annualized return at resale

+6.4%

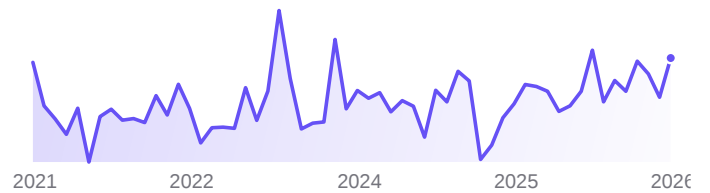


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	20,397
Median value (AVM)	\$469K
Median size	2,304 ft²
Median bedrooms	3
Median year built	2004
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	84%
Company owned	17%
Median loan-to-value	45%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	65,378
Density	685 / mi²
Median household income	\$101K
Average household income	\$119K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	68
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	7.4%
Unemployment	1.0%
Average temp	60°F
Annual precip	56 in
Sunshine	61%

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