

Whitesburg 30185

ZIP code · GA · Georgia · Carroll County · Whitesburg

STRONG SELLER'S MARKET

\$308K

MEDIAN SALE PRICE

+73.2%

1-YR CHANGE

72

SALES (12 MO)

\$322K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

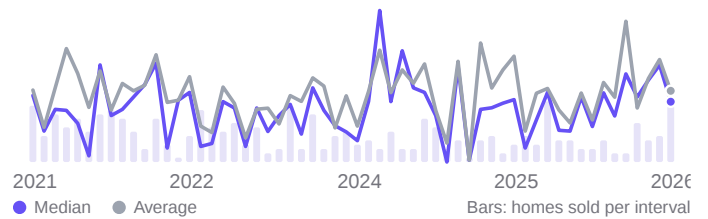
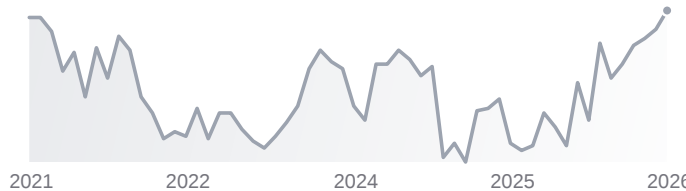
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

81 / 100

Sale prices

Median \$245K · Average \$280K

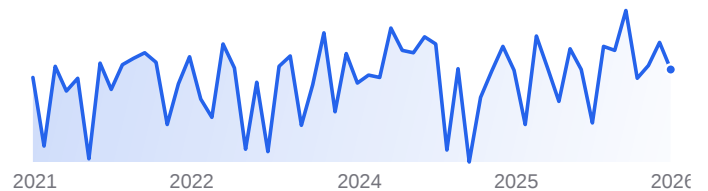
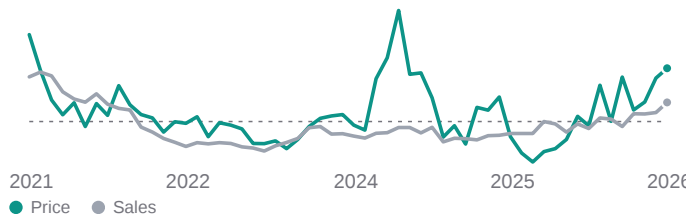


Growth (year over year)

Price +73.2% · Sales +26.3%

Price per square foot

\$148/ft²

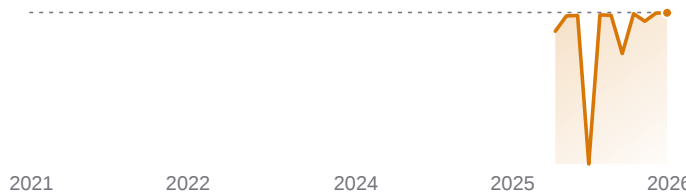


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

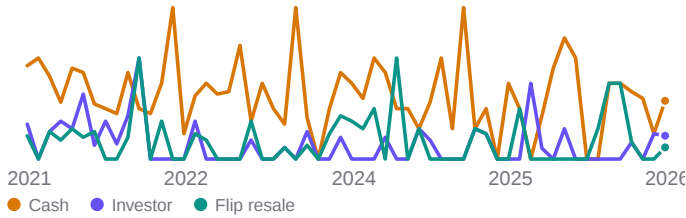
4.0%



BUYERS & OUTCOMES

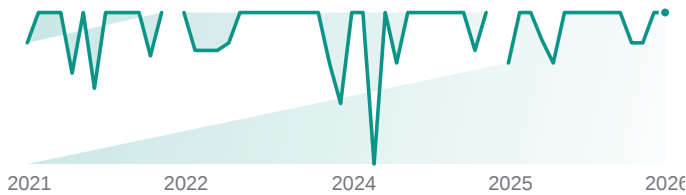
Buyer mix

Cash 38% · Investor 15% · Flip resale 7.7%



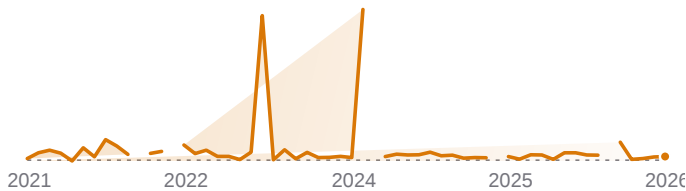
Sellers who sold at a gain

100%

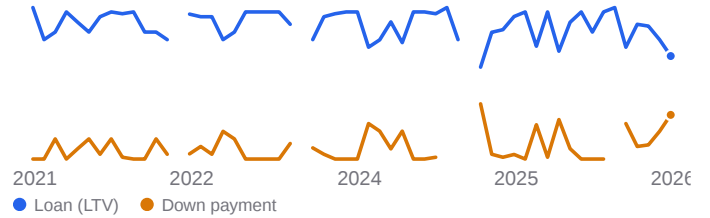


Median annualized return at resale

+6.6%

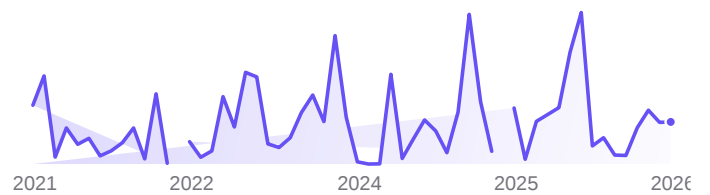


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,806
Median value (AVM)	\$322K
Median size	1,628 ft²
Median bedrooms	3
Median year built	1989
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	81%
Company owned	8.5%
Median loan-to-value	38%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	5,240
Density	83 / mi²
Median household income	\$62K
Average household income	\$84K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	52
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	16.6%
Unemployment	1.1%
Average temp	62°F
Annual precip	53 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.