

Woodstock 30188

ZIP code · GA · Georgia · Cherokee County · Woodstock

BUYER'S MARKET

\$380K

MEDIAN SALE PRICE

-26.2%

1-YR CHANGE

1,178

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



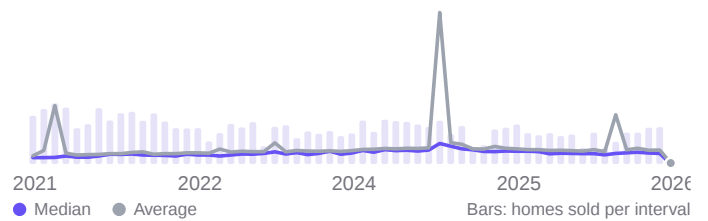
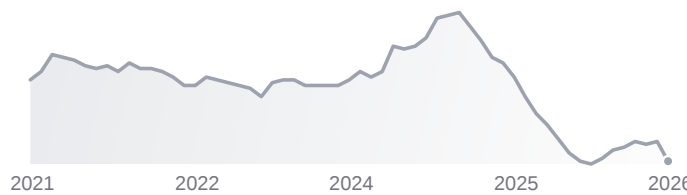
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$200K · Average \$224K

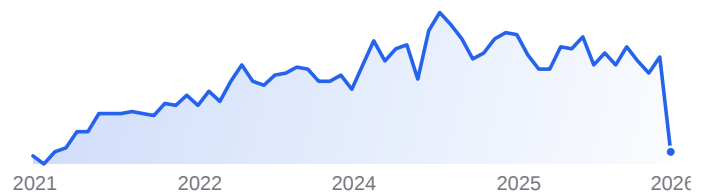
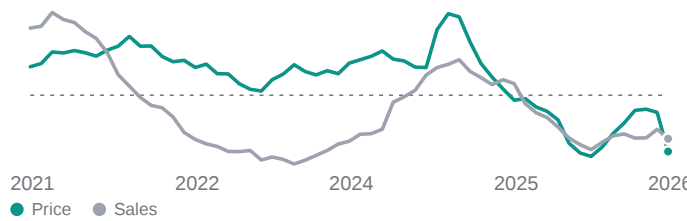


Growth (year over year)

Price -26.2% · Sales -20.2%

Price per square foot

\$178/ft²



Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

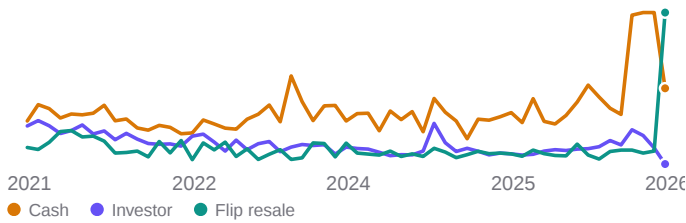
4.5%



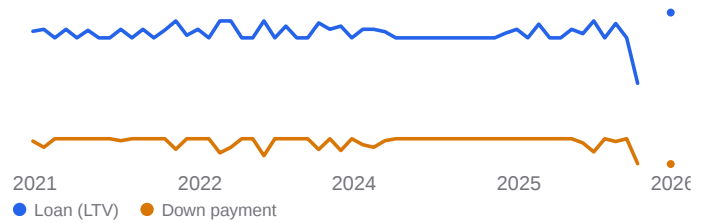
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 100%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



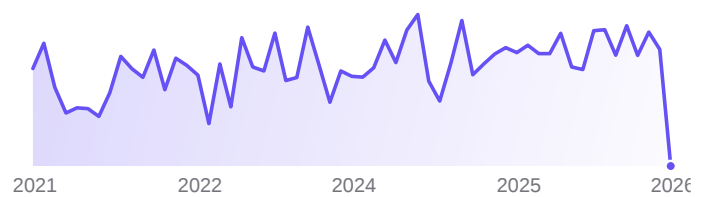
Sellers who sold at a gain

100%



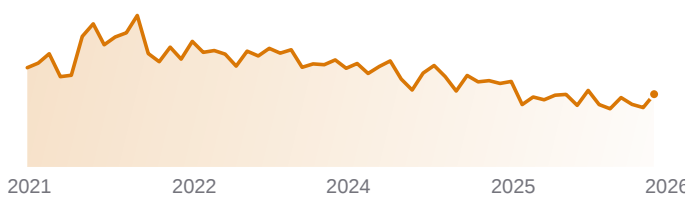
Typical hold before selling

0.3 yrs



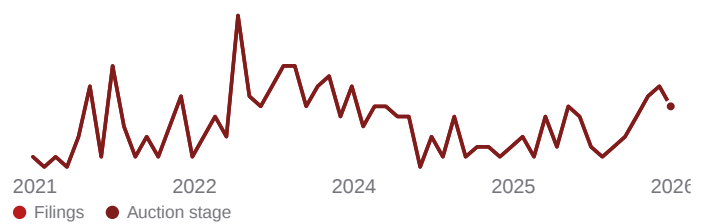
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	26,298
Median value (AVM)	\$454K
Median size	2,168 ft²
Median bedrooms	3
Median year built	2001
Single family	65%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	14%
Median loan-to-value	45%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	73,075
Density	1,650 / mi ²
Median household income	\$101K
Average household income	\$120K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	67
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	5.5%
Unemployment	1.0%
Average temp	60°F
Annual precip	54 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.