

Woodstock 30189

ZIP code · GA · Georgia · Cherokee County · Woodstock

BALANCED MARKET

\$439K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

598

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



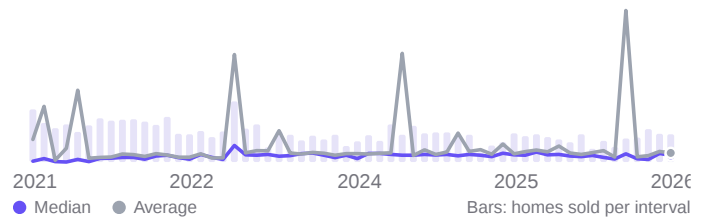
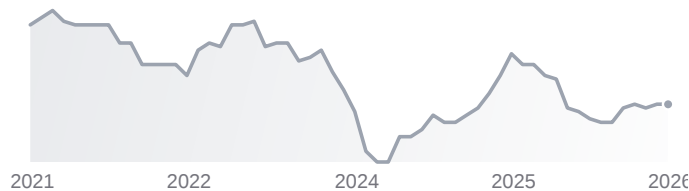
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$446K · Average \$477K

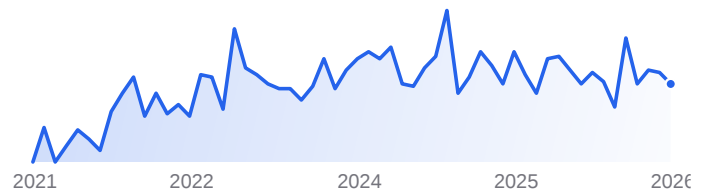
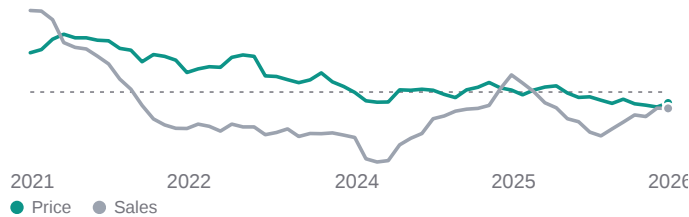


Growth (year over year)

Price -5.4% · Sales -8.0%

Price per square foot

\$198/ft²

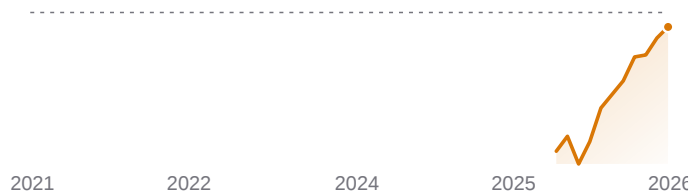


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

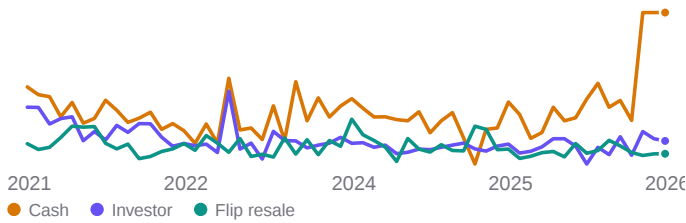
4.5%



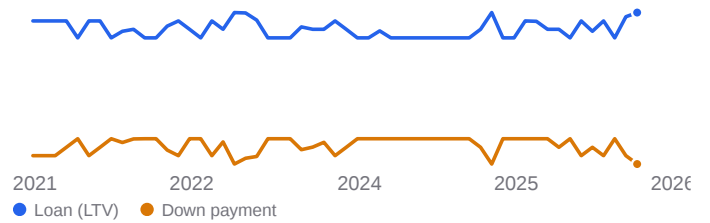
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 15% · Flip resale 6.8%

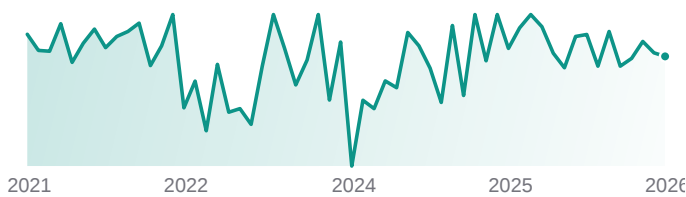


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



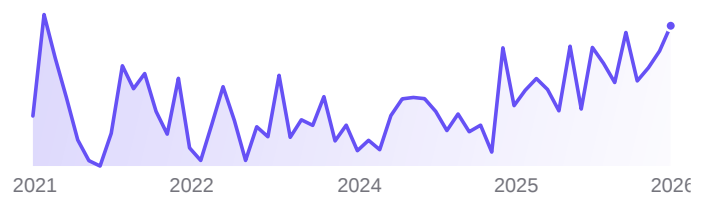
Sellers who sold at a gain

90%



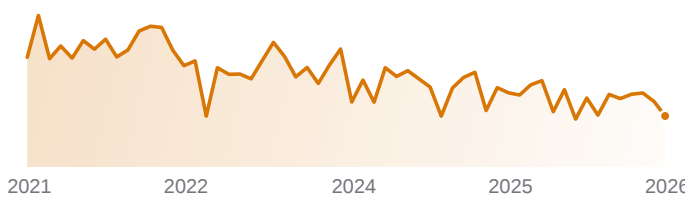
Typical hold before selling

7.7 yrs



Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,211
Median value (AVM)	\$439K
Median size	2,278 ft²
Median bedrooms	3
Median year built	1994
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.3%
Owner occupied	87%
Company owned	14%
Median loan-to-value	47%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	46,064
Density	1,722 / mi²
Median household income	\$107K
Average household income	\$132K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	69
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	5.4%
Unemployment	1.0%
Average temp	60°F
Annual precip	54 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.