

Gainesville 30501

ZIP code · GA · Georgia > Hall County > Gainesville

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

308

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

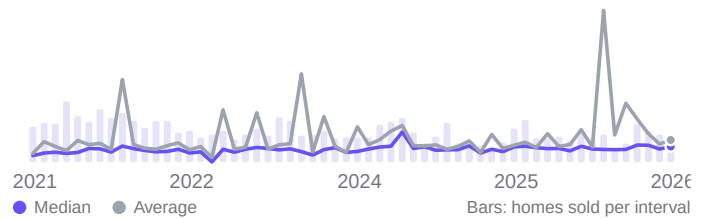
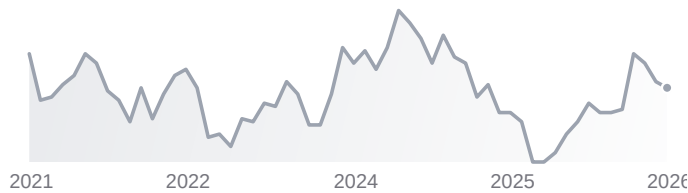
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$355K · Average \$459K

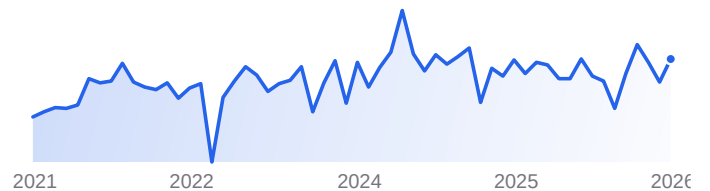
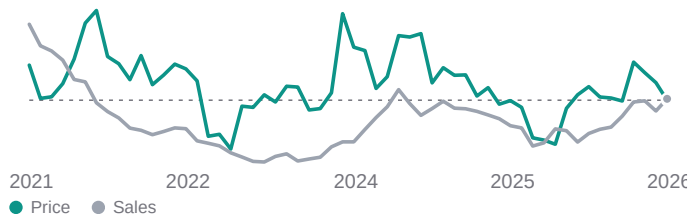


Growth (year over year)

Price +0.0% · Sales +0.7%

Price per square foot

\$222/ft²

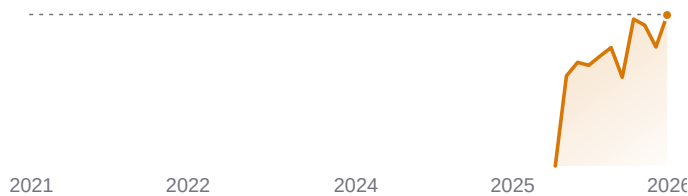


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

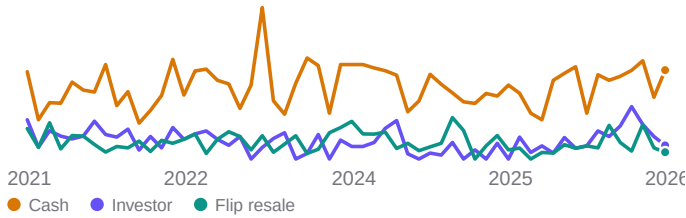
4.3%



BUYERS & OUTCOMES

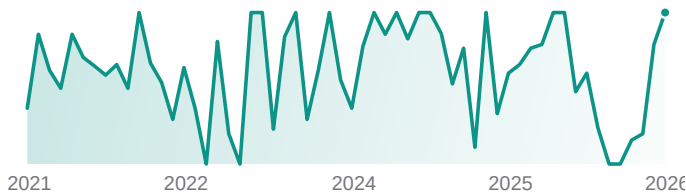
Buyer mix

Cash 57% · Investor 8.7% · Flip resale 4.3%



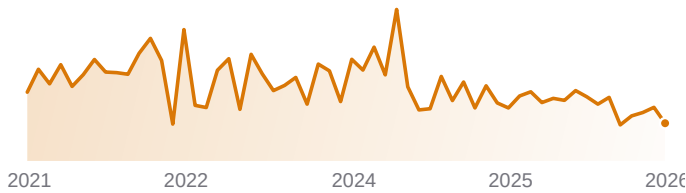
Sellers who sold at a gain

100%

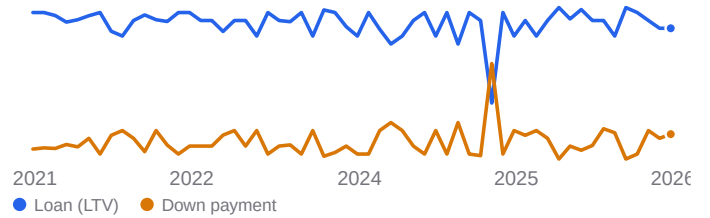


Median annualized return at resale

+4.9%

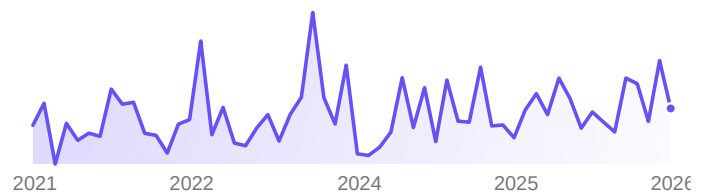


Financing (share of purchase price) Loan (LTV) 85% · Down payment 18%



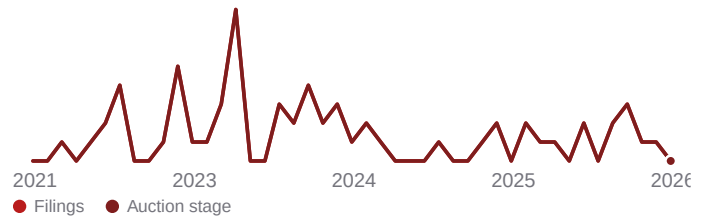
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,086
Median value (AVM)	\$305K
Median size	1,515 ft²
Median bedrooms	3
Median year built	1964
Single family	91%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.9%
Owner occupied	67%
Company owned	18%
Median loan-to-value	34%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	32,999
Density	1,349 / mi²
Median household income	\$62K
Average household income	\$85K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	68
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	13.0%
Unemployment	0.9%
Average temp	59°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.