

# Gainesville 30506

ZIP code · GA · Georgia · Hall County · Gainesville

BALANCED MARKET

\$474K

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

779

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



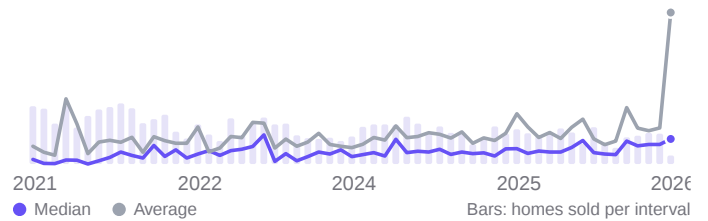
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$502K · Average \$1.4M

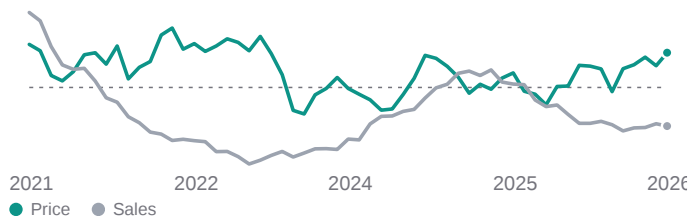


Growth (year over year)

Price +15.0% · Sales -16.7%

Price per square foot

\$233/ft²

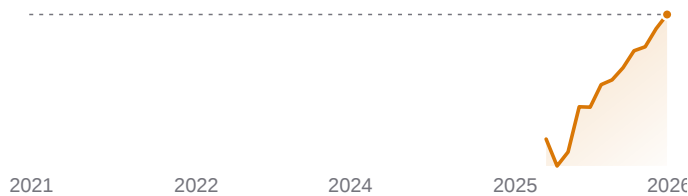


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

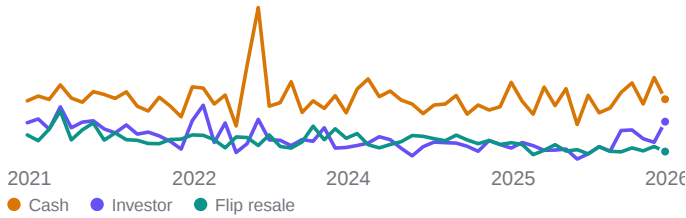
4.0%



## BUYERS & OUTCOMES

### Buyer mix

Cash 38% · Investor 24% · Flip resale 4.8%



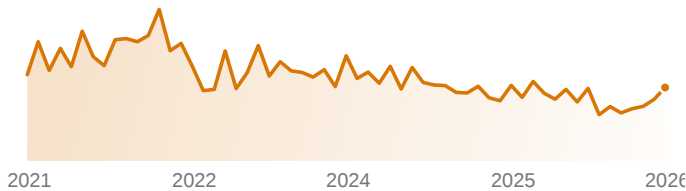
### Sellers who sold at a gain

93%

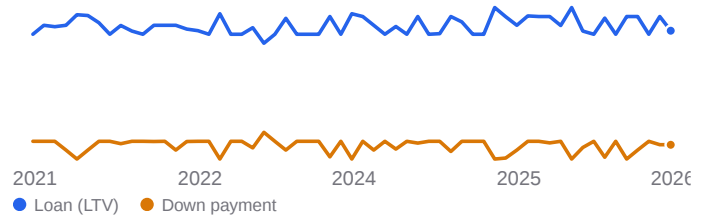


### Median annualized return at resale

+8.1%



### Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



### Typical hold before selling

5.0 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 19,318    |
| Median value (AVM) | \$460K    |
| Median size        | 1,858 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 90%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 63%     |
| Underwater (LTV 125% or more) | 1.6%    |
| Owner occupied                | 81%     |
| Company owned                 | 13%     |
| Median loan-to-value          | 40%     |
| Typical ownership tenure      | 7.8 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 50,207    |
| Density                          | 401 / mi² |
| Median household income          | \$90K     |
| Average household income         | \$118K    |
| Crime index (US avg 100)         | 114       |
| Air pollution index (US avg 100) | 87        |
| Earthquake index (US avg 100)    | 63        |
| Homes occupied                   | 92%       |
| Bachelor's or higher             | 21%       |
| Poverty rate                     | 7.2%      |
| Unemployment                     | 0.9%      |
| Average temp                     | 59°F      |
| Annual precip                    | 57 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.