

Gainesville 30507

ZIP code · GA · Georgia > Hall County > Gainesville

BUYER'S MARKET

\$318K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

272

SALES (12 MO)

\$310K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



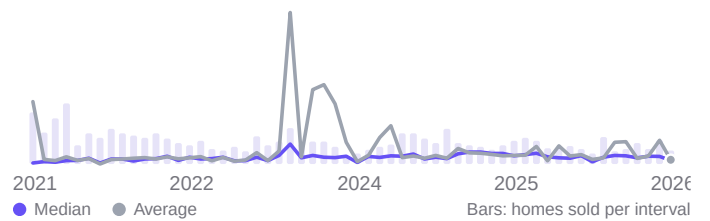
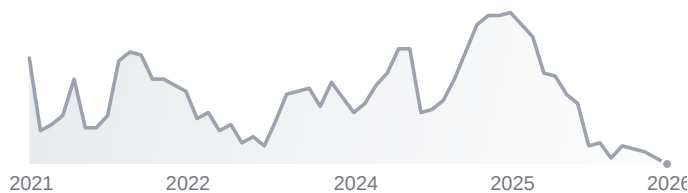
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$280K · Average \$288K

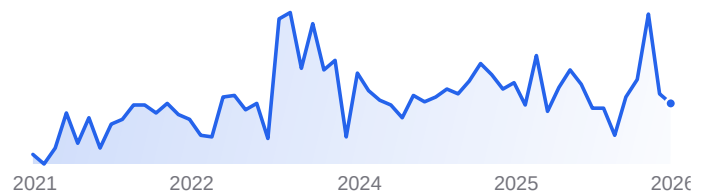
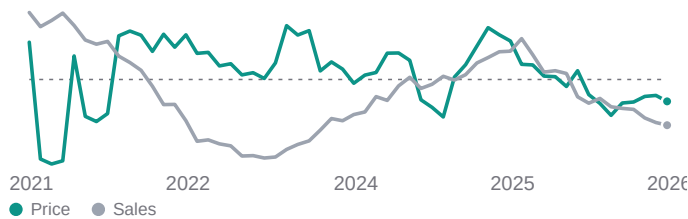


Growth (year over year)

Price -12.4% · Sales -25.9%

Price per square foot

\$184/ft²

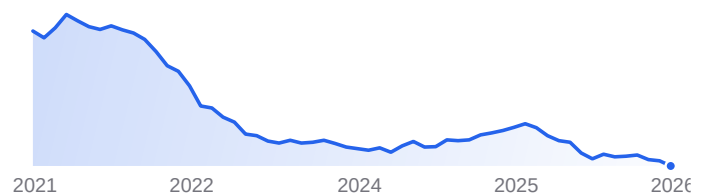
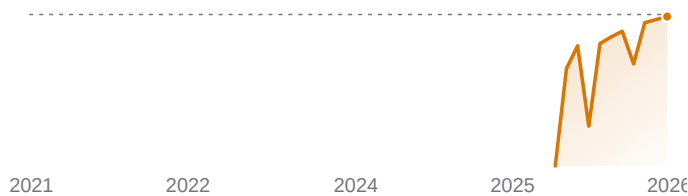


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

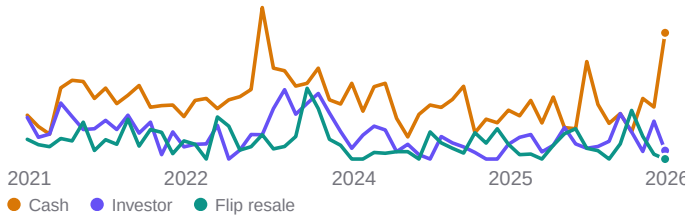
3.1%



BUYERS & OUTCOMES

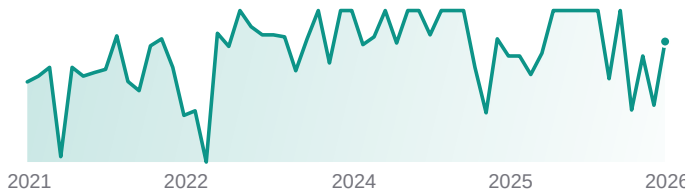
Buyer mix

Cash 83% · Investor 5.6% · Flip resale 0%



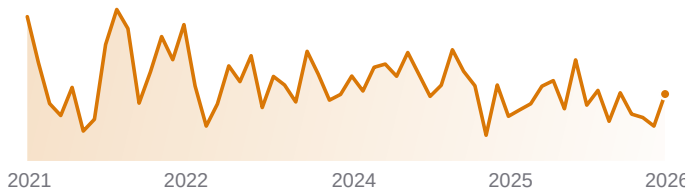
Sellers who sold at a gain

91%

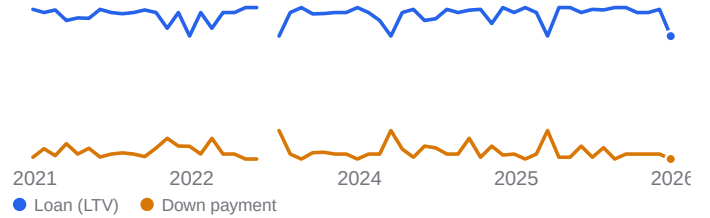


Median annualized return at resale

+7.3%

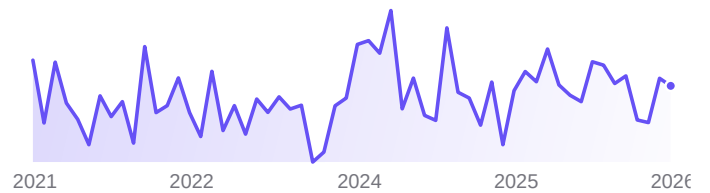


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,866
Median value (AVM)	\$310K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1997
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	8.7%
Median loan-to-value	40%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	32,274
Density	451 / mi²
Median household income	\$64K
Average household income	\$84K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	58
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	16.4%
Unemployment	1.0%
Average temp	60°F
Annual precip	55 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.