

Blue Ridge 30513

ZIP code · GA · Georgia · Fannin County · Blue Ridge

BALANCED MARKET

\$517K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

402

SALES (12 MO)

\$485K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



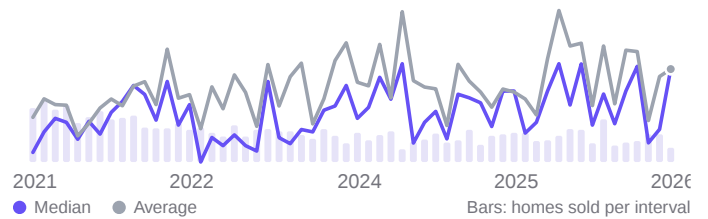
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$680K · Average \$680K

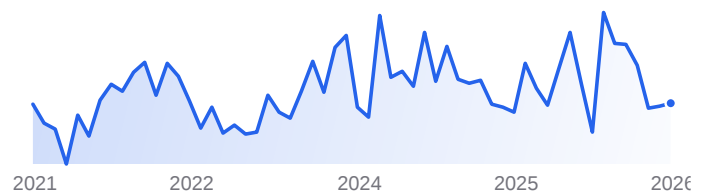
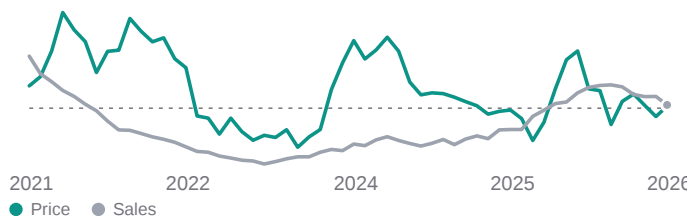


Growth (year over year)

Price +1.2% · Sales +2.0%

Price per square foot

\$272/ft²

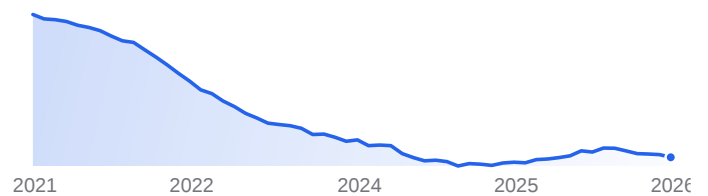


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

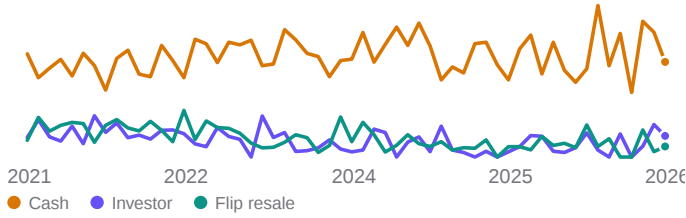
4.7%



BUYERS & OUTCOMES

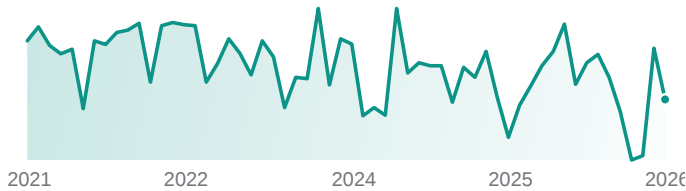
Buyer mix

Cash 47% · Investor 11% · Flip resale 5.3%



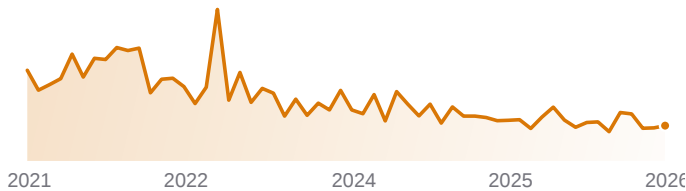
Sellers who sold at a gain

82%

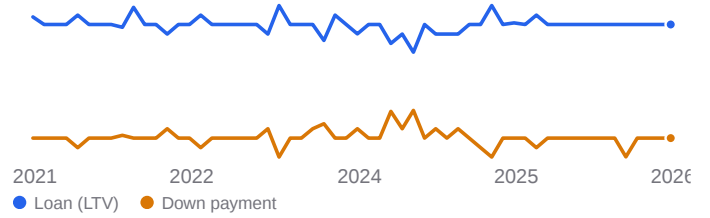


Median annualized return at resale

+7.1%

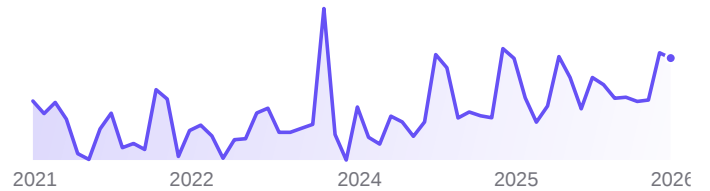


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,528
Median value (AVM)	\$485K
Median size	1,748 ft²
Median bedrooms	2
Median year built	1999
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.9%
Owner occupied	51%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	12,417
Density	81 / mi²
Median household income	\$57K
Average household income	\$83K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	122
Homes occupied	62%
Bachelor's or higher	13%
Poverty rate	12.0%
Unemployment	0.8%
Average temp	55°F
Annual precip	68 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.