

Clarkesville 30523

ZIP code · GA · Georgia · Habersham County · Clarkesville

BUYER'S MARKET

\$310K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

209

SALES (12 MO)

\$394K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



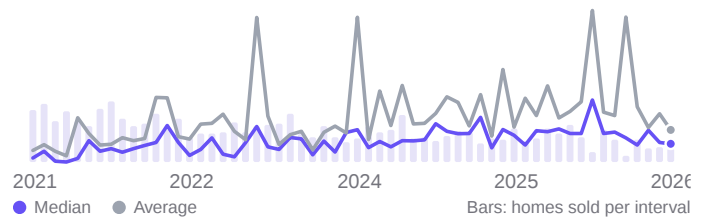
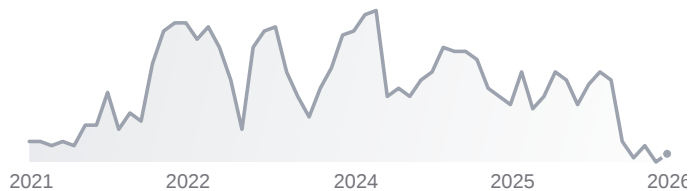
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$282K · Average \$360K

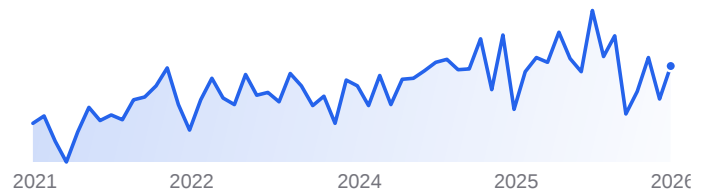
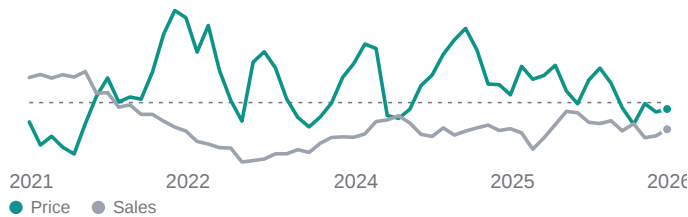


Growth (year over year)

Price -3.2% · Sales -13.3%

Price per square foot

\$213/ft²

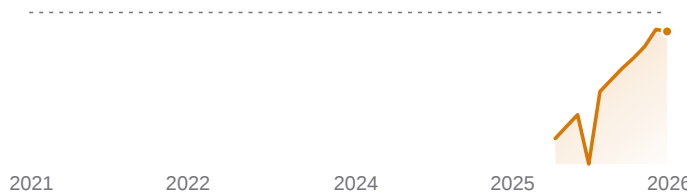


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

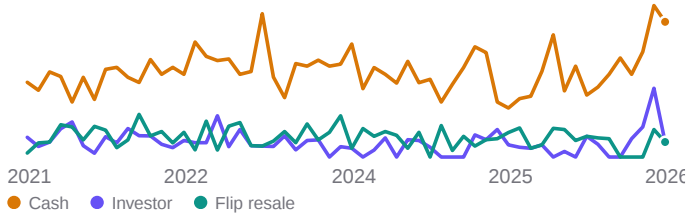
3.2%



BUYERS & OUTCOMES

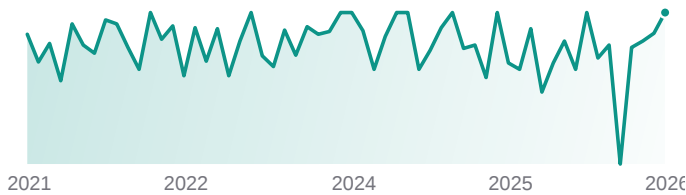
Buyer mix

Cash 82% · Investor 9.1% · Flip resale 9.1%



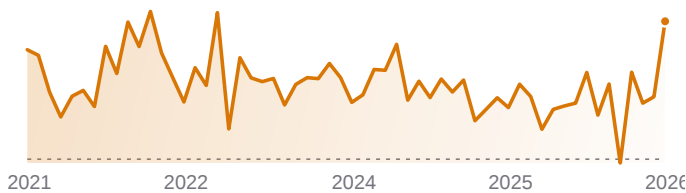
Sellers who sold at a gain

100%

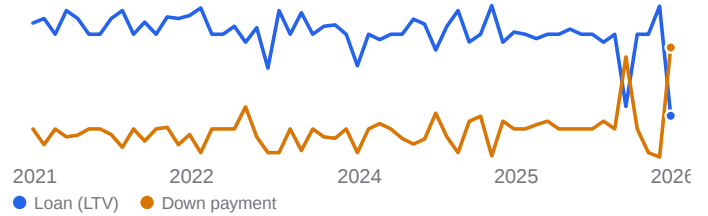


Median annualized return at resale

+19.4%

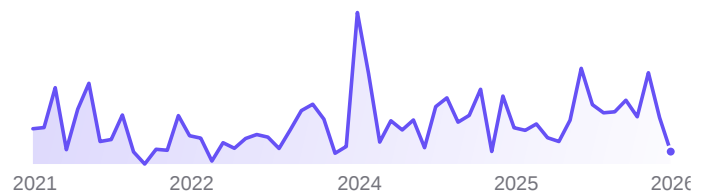


Financing (share of purchase price) Loan (LTV) 28% · Down payment 72%



Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,466
Median value (AVM)	\$394K
Median size	1,707 ft²
Median bedrooms	3
Median year built	1994
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	12%
Median loan-to-value	25%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	15,078
Density	80 / mi²
Median household income	\$71K
Average household income	\$91K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	81
Homes occupied	82%
Bachelor's or higher	19%
Poverty rate	10.9%
Unemployment	0.9%
Average temp	57°F
Annual precip	67 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.