

Clayton 30525

ZIP code · GA · Georgia · Rabun County · Clayton

BUYER'S MARKET

\$339K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

168

SALES (12 MO)

\$345K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



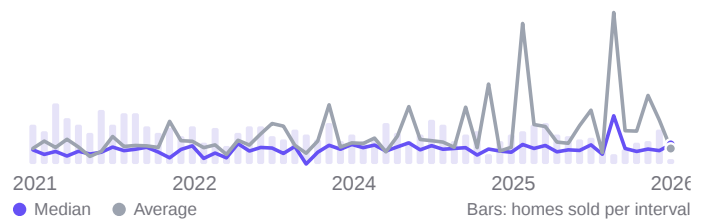
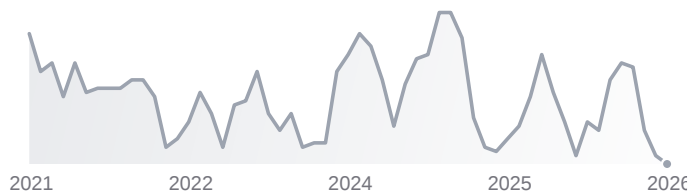
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$385K · Average \$333K

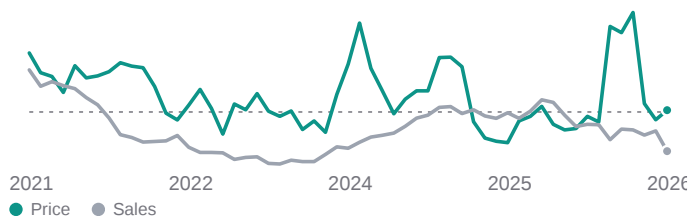


Growth (year over year)

Price +1.1% · Sales -22.6%

Price per square foot

\$138/ft²

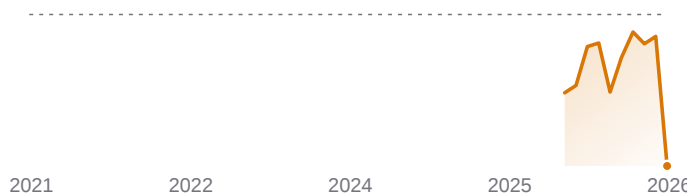


Sale premium vs estimated value

-8.2%

Annual turnover (share of homes sold)

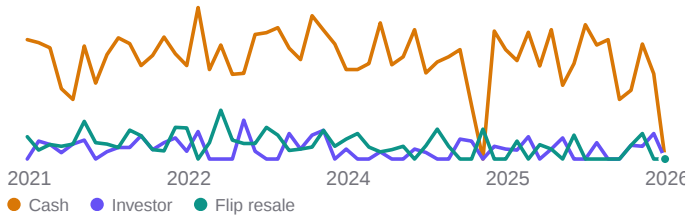
2.7%



BUYERS & OUTCOMES

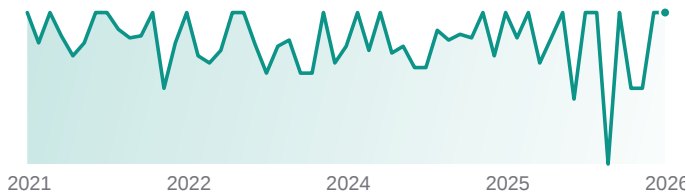
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



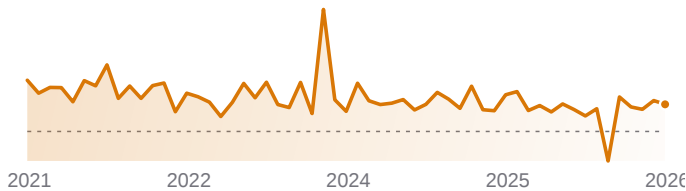
Sellers who sold at a gain

100%

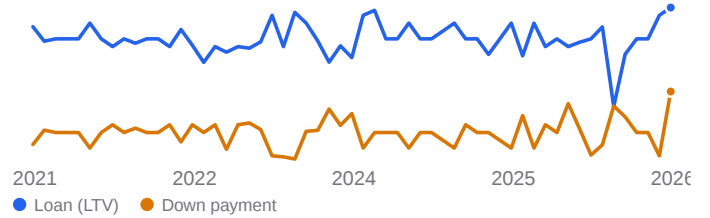


Median annualized return at resale

+10.1%

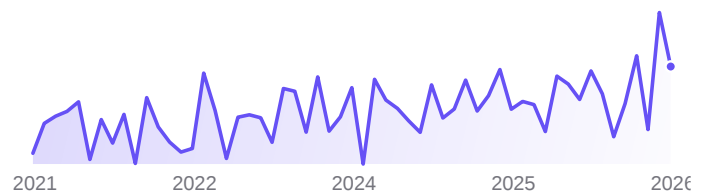


Financing (share of purchase price) Loan (LTV) 100% · Down payment 46%



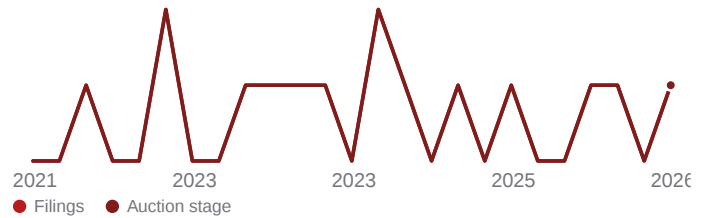
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,197
Median value (AVM)	\$345K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1991
Single family	73%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.6%
Owner occupied	53%
Company owned	14%
Median loan-to-value	11%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	8,601
Density	43 / mi²
Median household income	\$62K
Average household income	\$87K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	98
Homes occupied	70%
Bachelor's or higher	15%
Poverty rate	11.4%
Unemployment	1.0%
Average temp	56°F
Annual precip	70 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.