

Clermont 30527

ZIP code · GA · Georgia > Hall County > Clermont

BUYER'S MARKET

\$387K

MEDIAN SALE PRICE

-13.9%

1-YR CHANGE

68

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



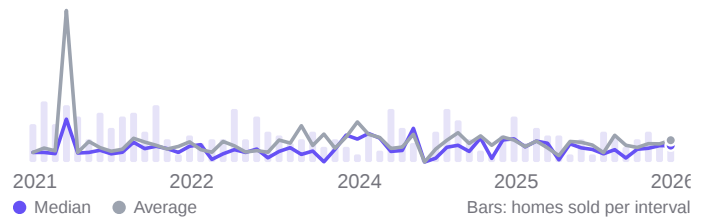
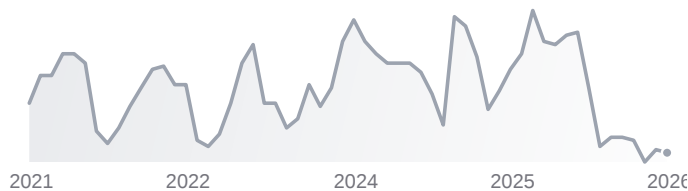
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$400K · Average \$479K

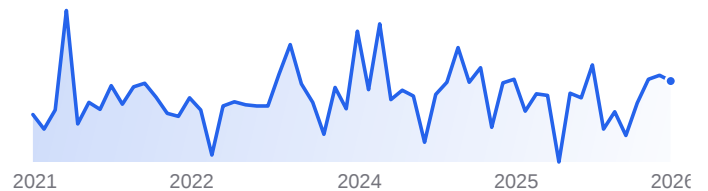
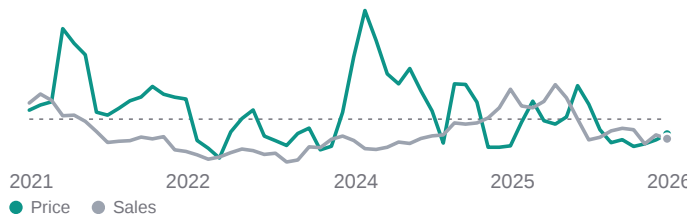


Growth (year over year)

Price -13.9% · Sales -18.1%

Price per square foot

\$220/ft²

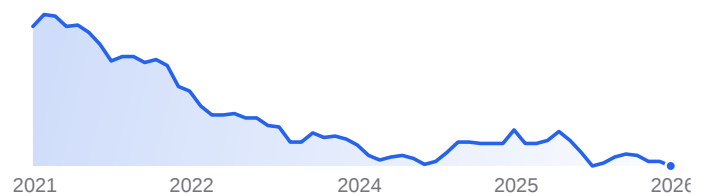
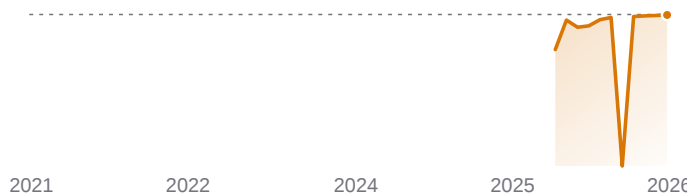


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

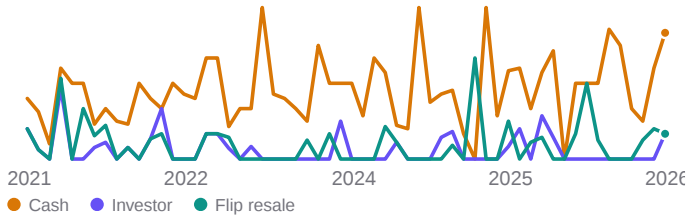
3.6%



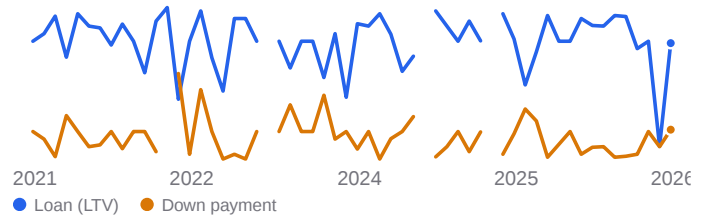
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 17% · Flip resale 17%

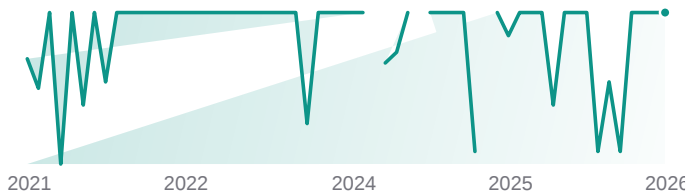


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



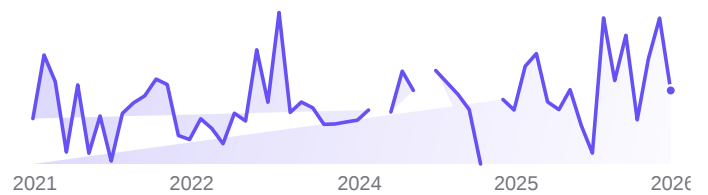
Sellers who sold at a gain

100%



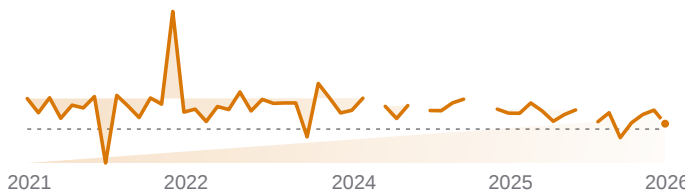
Typical hold before selling

3.9 yrs



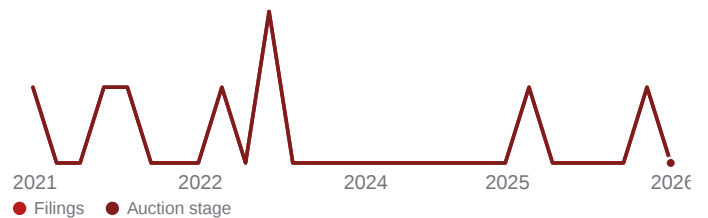
Median annualized return at resale

+2.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,913
Median value (AVM)	\$405K
Median size	1,864 ft²
Median bedrooms	3
Median year built	1997
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	86%
Company owned	11%
Median loan-to-value	39%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	4,277
Density	167 / mi²
Median household income	\$85K
Average household income	\$103K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	69
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	6.3%
Unemployment	0.9%
Average temp	59°F
Annual precip	61 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.