

Cornelia 30531

ZIP code · GA · Georgia · Habersham County · Cornelia

BUYER'S MARKET

\$313K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

112

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



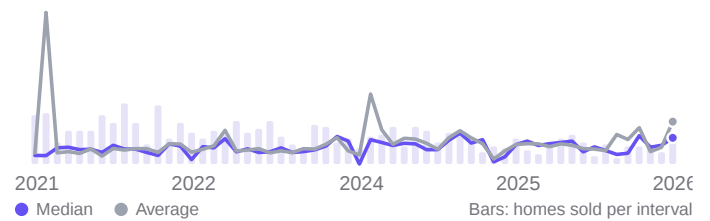
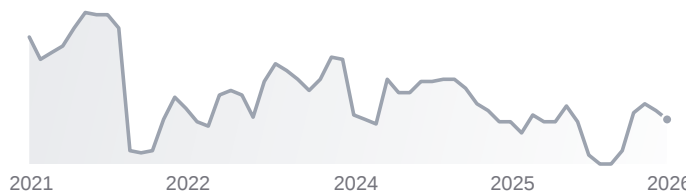
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$352K · Average \$465K

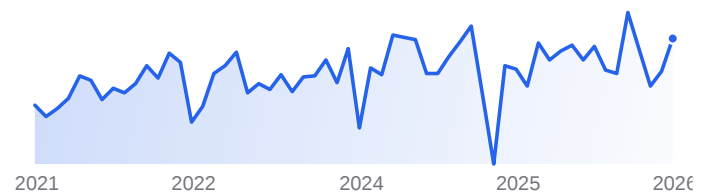
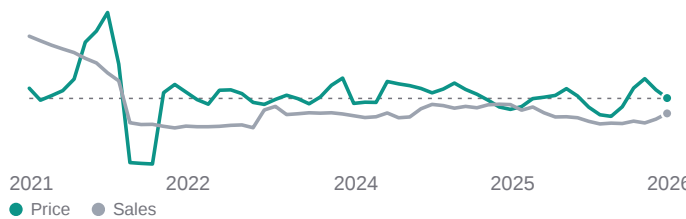


Growth (year over year)

Price +0.6% · Sales -20.0%

Price per square foot

\$195/ft²

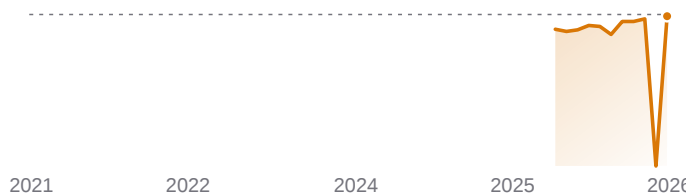


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

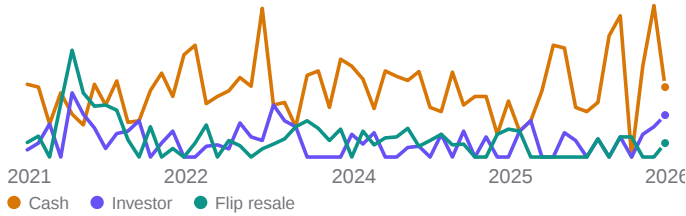
3.1%



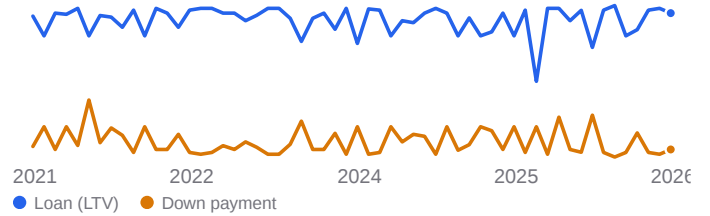
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 23% · Flip resale 7.7%

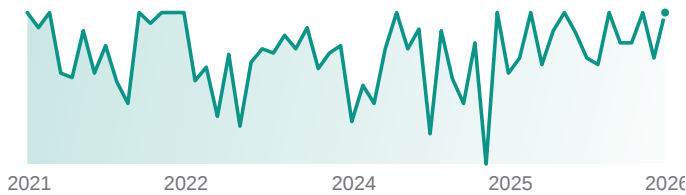


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



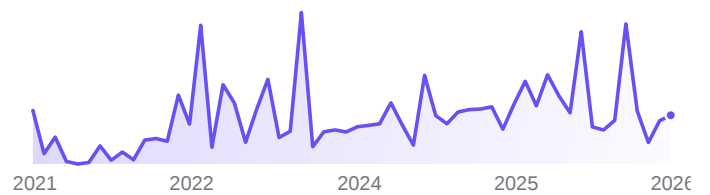
Sellers who sold at a gain

100%



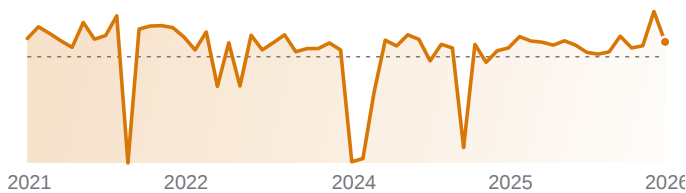
Typical hold before selling

3.3 yrs



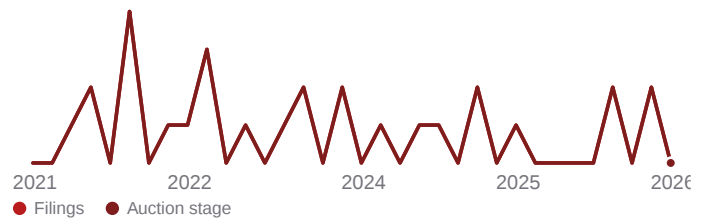
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,664
Median value (AVM)	\$284K
Median size	1,618 ft²
Median bedrooms	3
Median year built	1984
Single family	77%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	11%
Median loan-to-value	33%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	13,152
Density	339 / mi²
Median household income	\$56K
Average household income	\$67K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	75
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	21.4%
Unemployment	1.0%
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.