

Demorest 30535

ZIP code · GA · Georgia > Habersham County > Demorest

SELLER'S MARKET

\$330K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

119

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

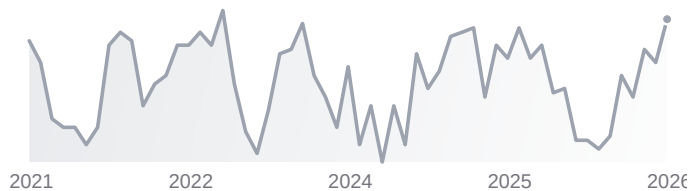
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

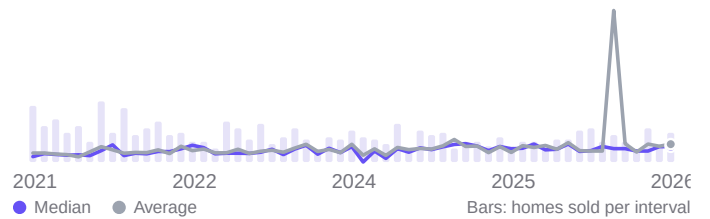
Market temperature (0–100)

63 / 100



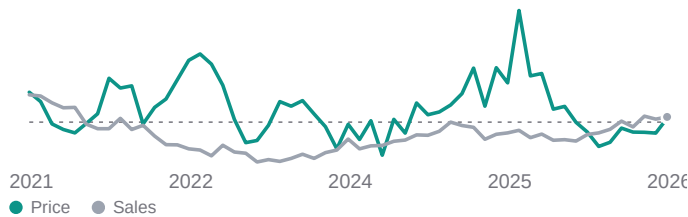
Sale prices

Median \$330K · Average \$372K



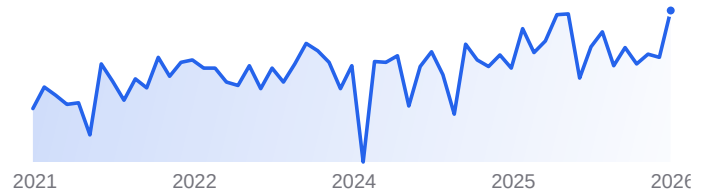
Growth (year over year)

Price +3.2% · Sales +4.4%



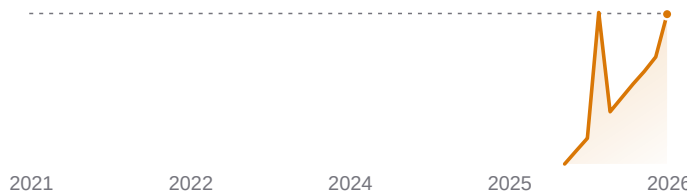
Price per square foot

\$242/ft²



Sale premium vs estimated value

-0.0%



Annual turnover (share of homes sold)

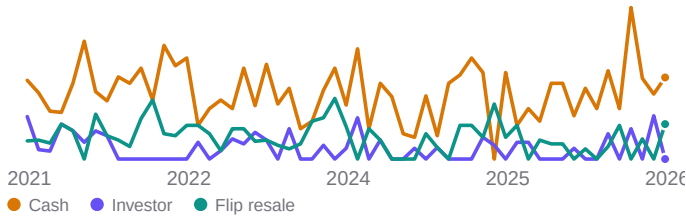
4.0%



BUYERS & OUTCOMES

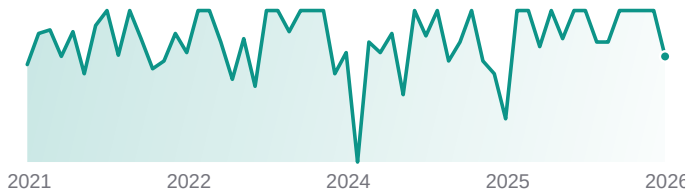
Buyer mix

Cash 54% · Investor 0% · Flip resale 23%



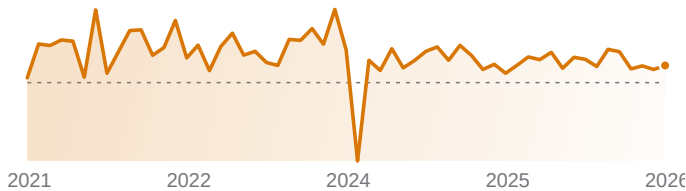
Sellers who sold at a gain

82%

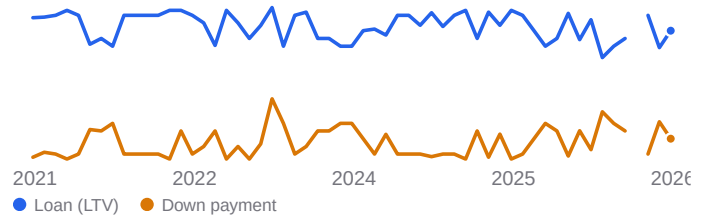


Median annualized return at resale

+5.5%

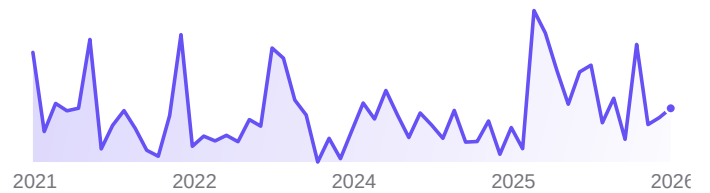


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



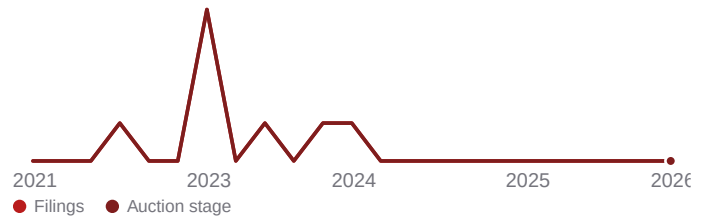
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,956
Median value (AVM)	\$303K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1992
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	10%
Median loan-to-value	34%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	8,013
Density	272 / mi²
Median household income	\$57K
Average household income	\$80K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	72
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	10.8%
Unemployment	0.9%
Average temp	58°F
Annual precip	63 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.