

Ellijay 30540

ZIP code · GA · Georgia · Gilmer County · Ellijay

BALANCED MARKET

\$428K

MEDIAN SALE PRICE

+23.5%

1-YR CHANGE

553

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



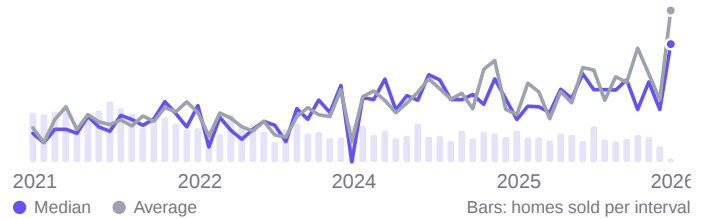
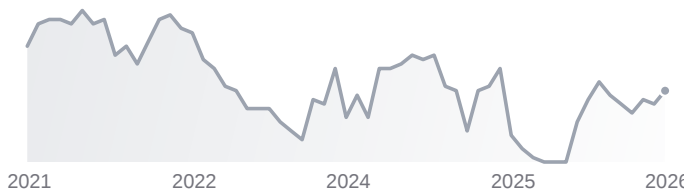
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$515K · Average \$600K

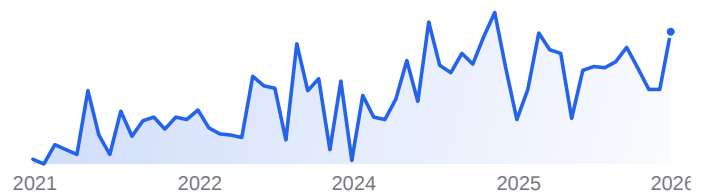
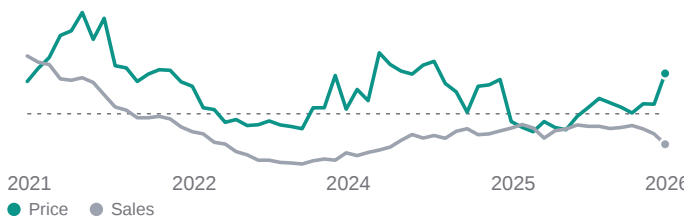


Growth (year over year)

Price +23.5% · Sales -17.7%

Price per square foot

\$278/ft²

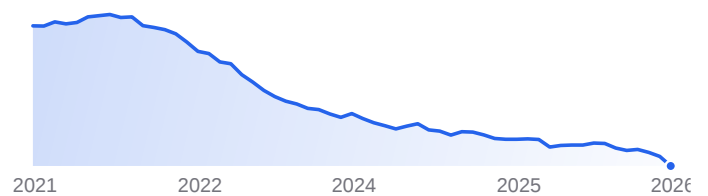
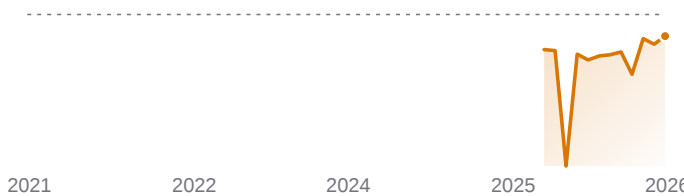


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

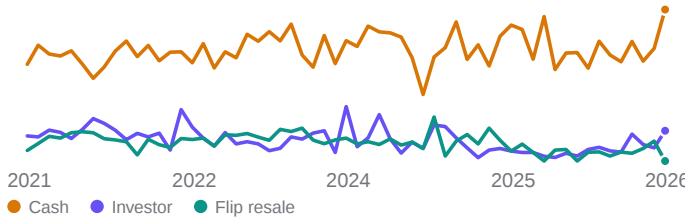
4.6%



BUYERS & OUTCOMES

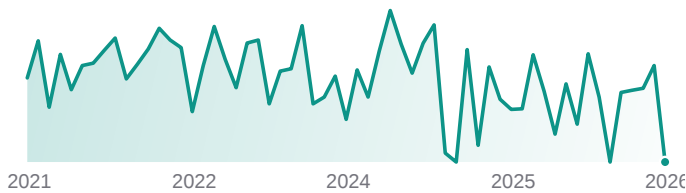
Buyer mix

Cash 71% · Investor 14% · Flip resale 0%



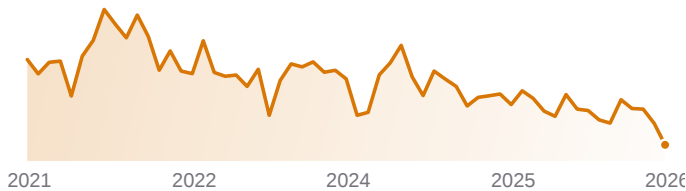
Sellers who sold at a gain

75%

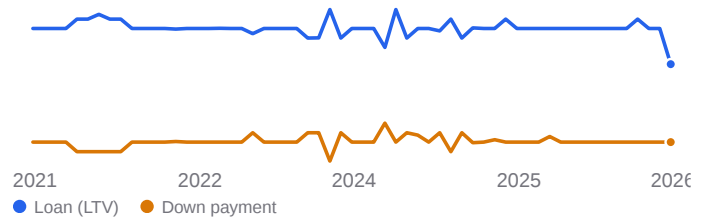


Median annualized return at resale

+2.4%

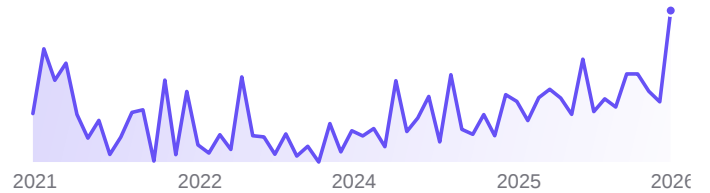


Financing (share of purchase price) Loan (LTV) 61% · Down payment 20%



Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,983
Median value (AVM)	\$388K
Median size	1,624 ft²
Median bedrooms	3
Median year built	2000
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.2%
Owner occupied	58%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	20,718
Density	102 / mi²
Median household income	\$67K
Average household income	\$85K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	115
Homes occupied	74%
Bachelor's or higher	14%
Poverty rate	13.2%
Unemployment	0.8%
Average temp	58°F
Annual precip	63 in
Sunshine	61%

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