

Epworth 30541

ZIP code · GA · Georgia > Fannin County > Epworth

BALANCED MARKET

\$688K

MEDIAN SALE PRICE

+32.2%

1-YR CHANGE

38

SALES (12 MO)

\$411K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

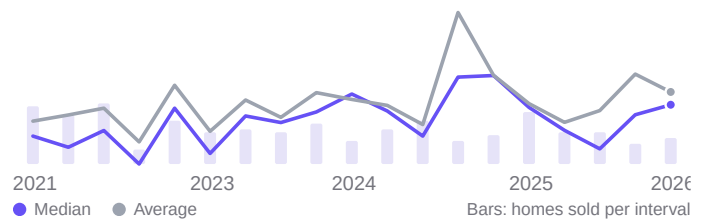
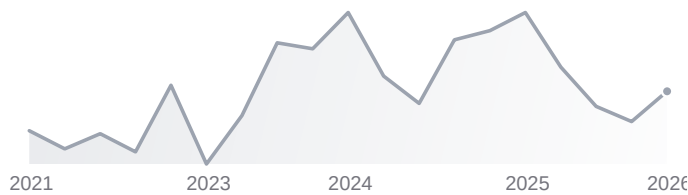
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$527K · Average \$617K

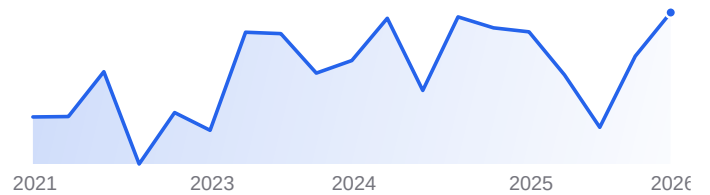
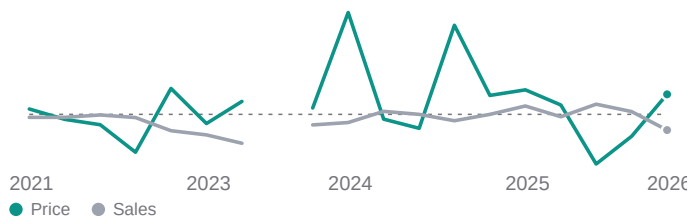


Growth (year over year)

Price +32.2% · Sales -25.5%

Price per square foot

\$316/ft²



Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

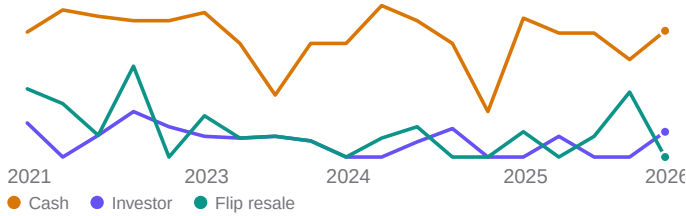
3.6%



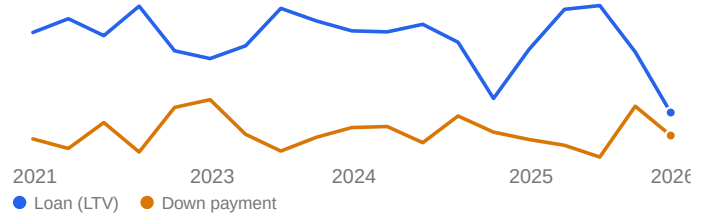
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 11% · Flip resale 0%

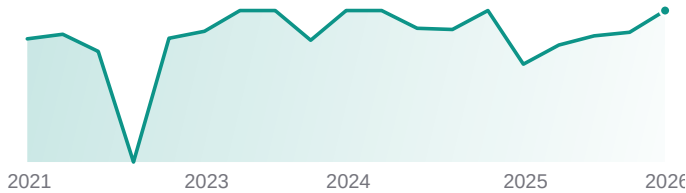


Financing (share of purchase price) Loan (LTV) 31% · Down payment 18%



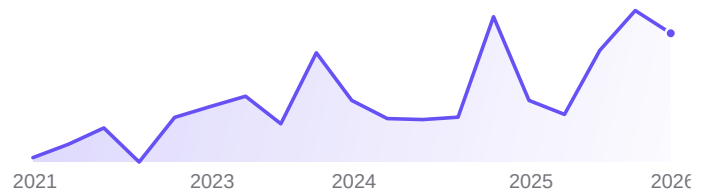
Sellers who sold at a gain

100%



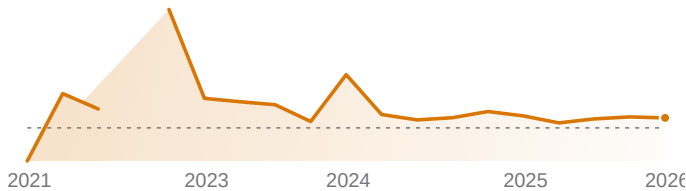
Typical hold before selling

6.9 yrs



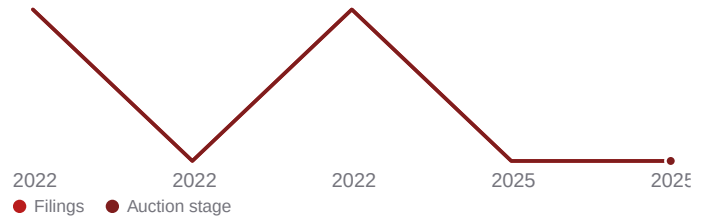
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,046
Median value (AVM)	\$411K
Median size	1,588 ft²
Median bedrooms	3
Median year built	1994
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.5%
Owner occupied	64%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	1,697
Density	25 / mi²
Median household income	\$63K
Average household income	\$111K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	130
Homes occupied	64%
Bachelor's or higher	9%
Poverty rate	11.3%
Unemployment	0.9%
Average temp	54°F
Annual precip	74 in
Sunshine	61%

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