

Helen 30545

ZIP code · GA · Georgia > White County > Helen

BUYER'S MARKET

\$325K

MEDIAN SALE PRICE

-31.1%

1-YR CHANGE

41

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



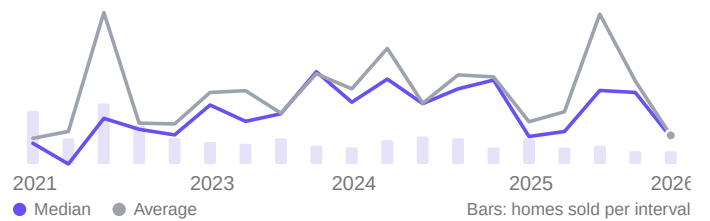
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$265K · Average \$271K

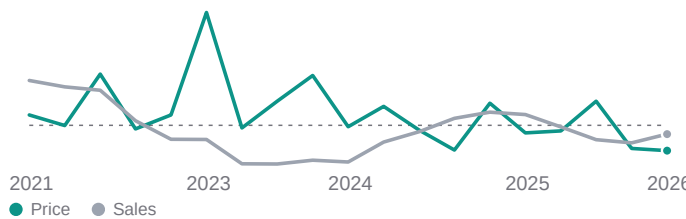


Growth (year over year)

Price -31.1% · Sales -10.9%

Price per square foot

\$169/ft²

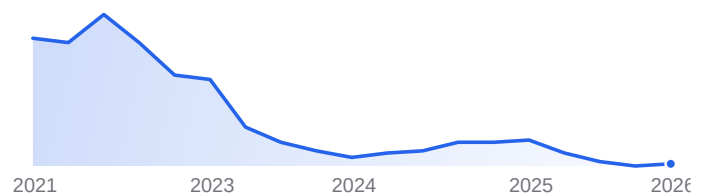


Sale premium vs estimated value

-14.3%

Annual turnover (share of homes sold)

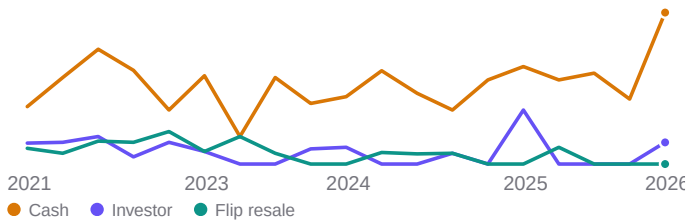
5.1%



BUYERS & OUTCOMES

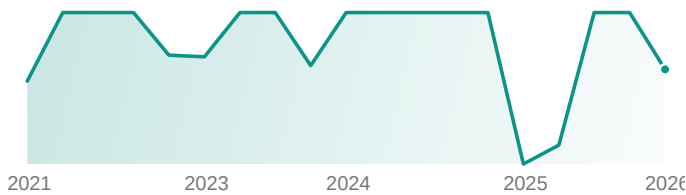
Buyer mix

Cash 100% · Investor 14% · Flip resale 0%



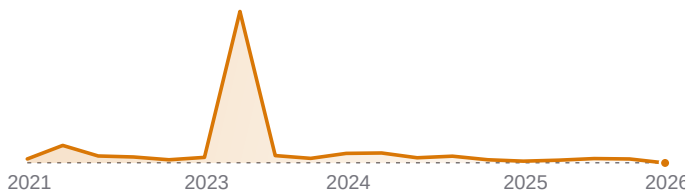
Sellers who sold at a gain

86%

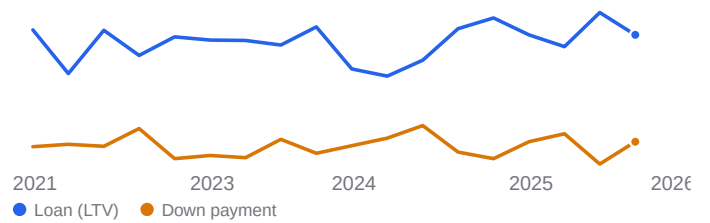


Median annualized return at resale

-0.6%

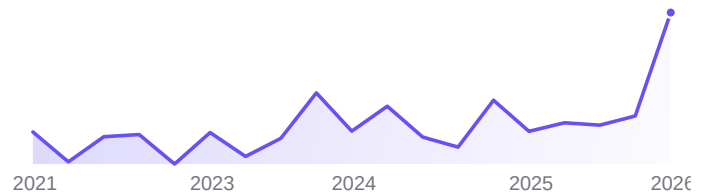


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



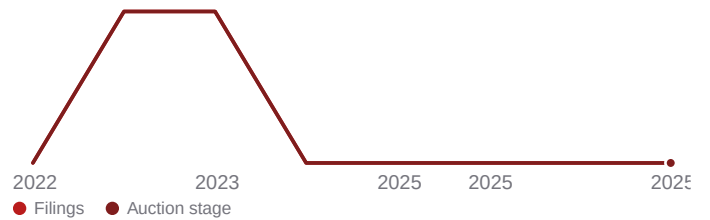
Typical hold before selling

15.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	809
Median value (AVM)	\$381K
Median size	1,578 ft²
Median bedrooms	3
Median year built	1997
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.5%
Owner occupied	38%
Company owned	24%
Median loan-to-value	26%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	1,483
Density	36 / mi²
Median household income	\$68K
Average household income	\$103K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	80
Homes occupied	57%
Bachelor's or higher	20%
Poverty rate	7.9%
Unemployment	0.8%
Average temp	57°F
Annual precip	73 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.