

Hiawassee 30546

ZIP code · GA · Georgia · Towns County · Hiawassee

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

-16.2%

1-YR CHANGE

230

SALES (12 MO)

\$380K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



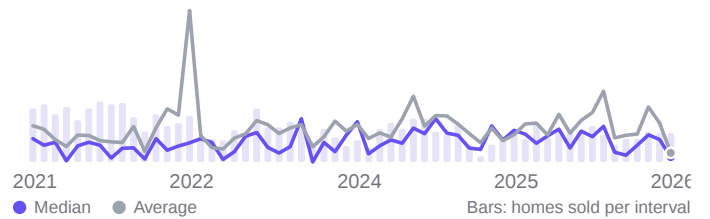
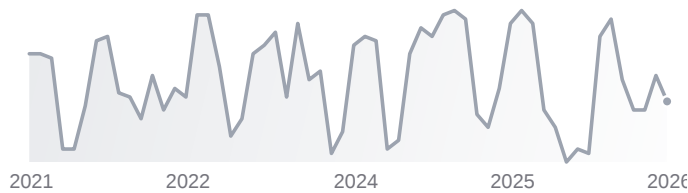
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$196K · Average \$226K

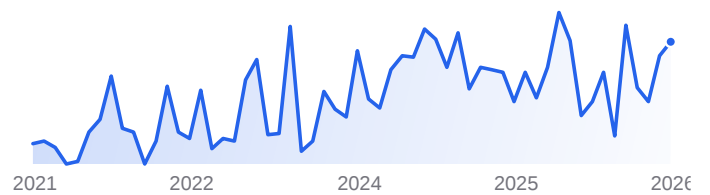
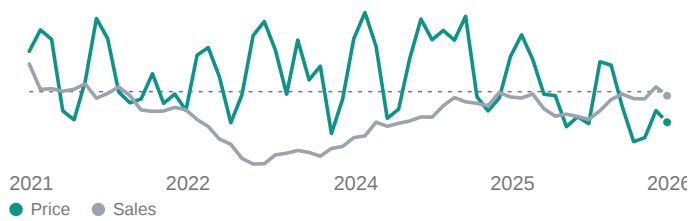


Growth (year over year)

Price -16.2% · Sales -2.1%

Price per square foot

\$243/ft²

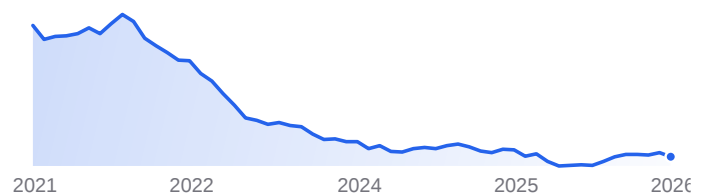


Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

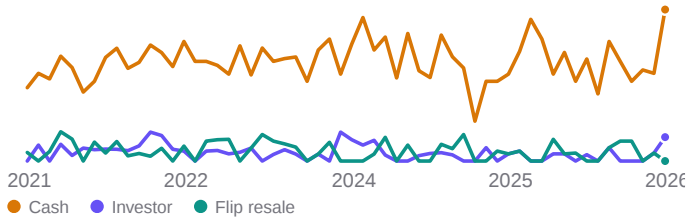
3.7%



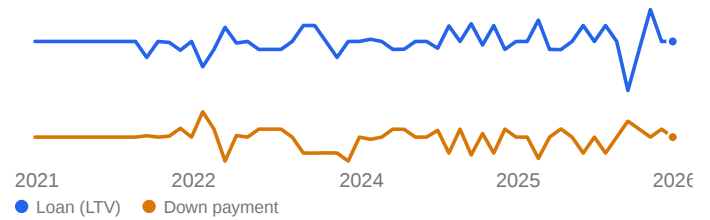
BUYERS & OUTCOMES

Buyer mix

Cash 95% · Investor 15% · Flip resale 0%

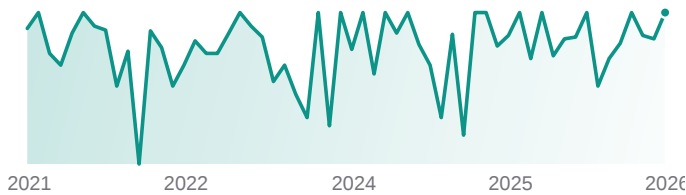


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



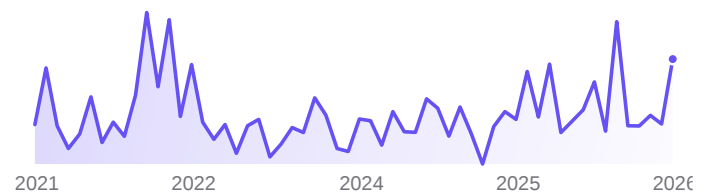
Sellers who sold at a gain

100%



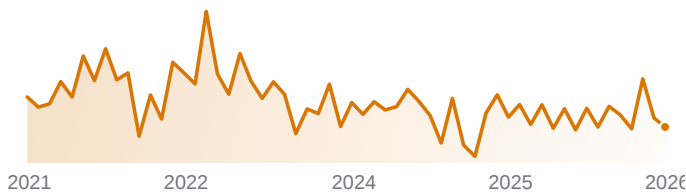
Typical hold before selling

8.7 yrs



Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,163
Median value (AVM)	\$380K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1995
Single family	89%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.4%
Owner occupied	57%
Company owned	17%
Median loan-to-value	0%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	8,278
Density	61 / mi ²
Median household income	\$54K
Average household income	\$79K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	96
Homes occupied	61%
Bachelor's or higher	19%
Poverty rate	16.0%
Unemployment	0.8%
Average temp	55°F
Annual precip	65 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.