

# Mc Caysville 30555

ZIP code · GA · Georgia · Fannin County

BALANCED MARKET

\$387K

MEDIAN SALE PRICE

+100.0%

1-YR CHANGE

33

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



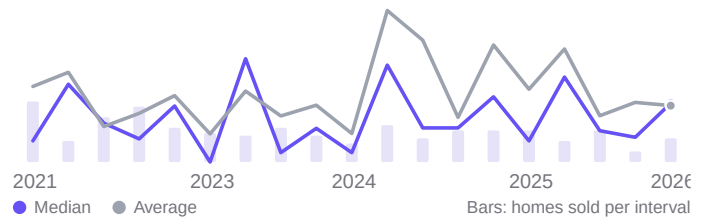
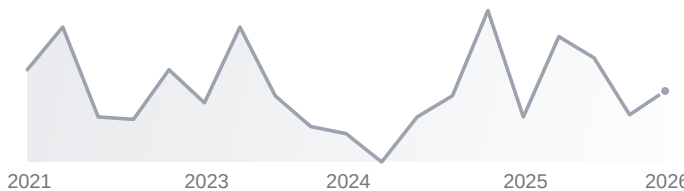
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$342K · Average \$333K

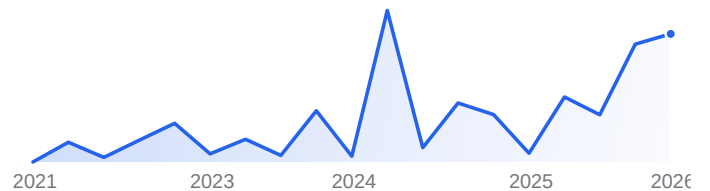
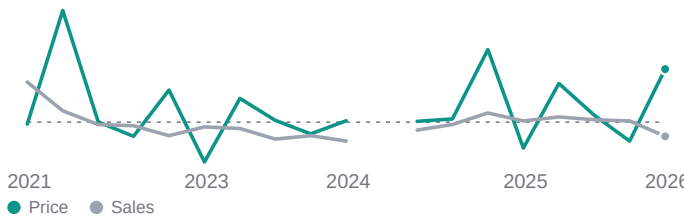


Growth (year over year)

Price +100.0% · Sales -26.7%

Price per square foot

\$322/ft²

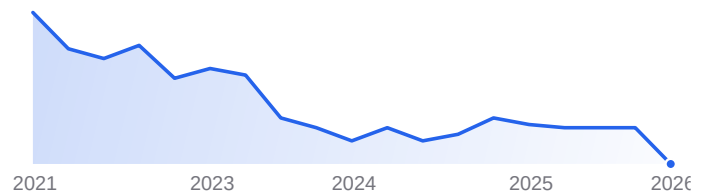
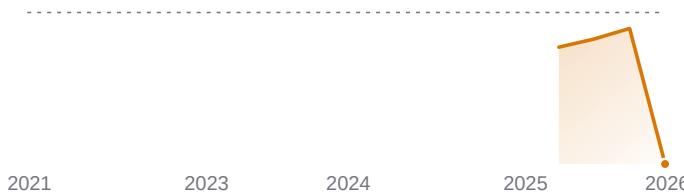


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

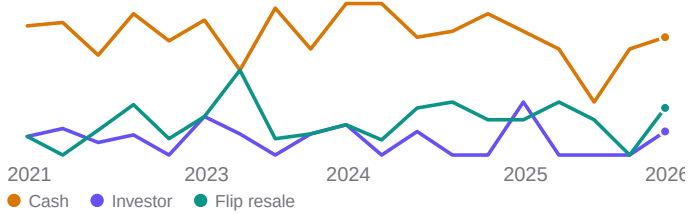
2.8%



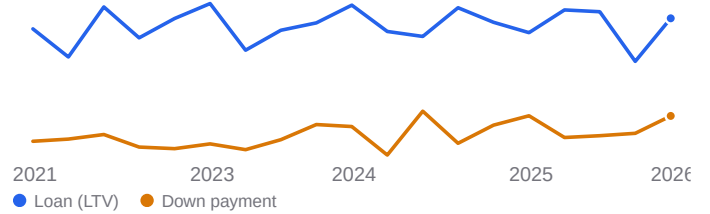
## BUYERS & OUTCOMES

### Buyer mix

Cash 56% · Investor 11% · Flip resale 22%

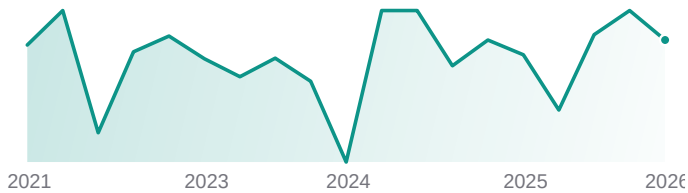


### Financing (share of purchase price) Loan (LTV) 83% · Down payment 25%



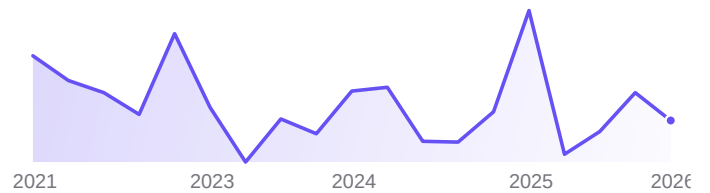
### Sellers who sold at a gain

89%



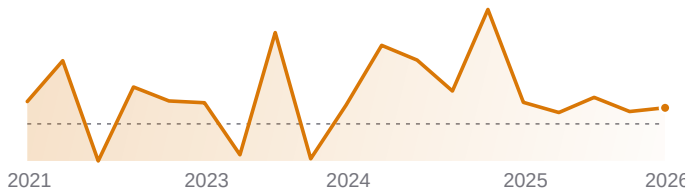
### Typical hold before selling

2.4 yrs



### Median annualized return at resale

+6.7%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,161     |
| Median value (AVM) | \$271K    |
| Median size        | 1,370 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1983      |
| Single family      | 72%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 79%     |
| Underwater (LTV 125% or more) | 2.1%    |
| Owner occupied                | 62%     |
| Company owned                 | 14%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 8.7 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 1,731     |
| Density                          | 132 / mi² |
| Median household income          | \$51K     |
| Average household income         | \$77K     |
| Crime index (US avg 100)         | 119       |
| Air pollution index (US avg 100) | 114       |
| Earthquake index (US avg 100)    | 130       |
| Homes occupied                   | 77%       |
| Bachelor's or higher             | 18%       |
| Poverty rate                     | 10.4%     |
| Unemployment                     | 0.8%      |
| Average temp                     | 56°F      |
| Annual precip                    | 67 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.