

Mineral Bluff 30559

ZIP code · GA · Georgia · Fannin County · Mineral Bluff

BALANCED MARKET

\$478K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

129

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



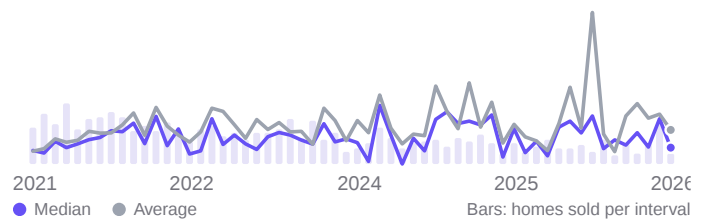
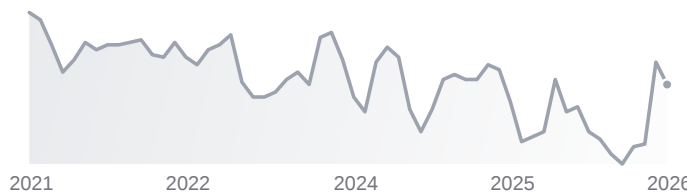
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$400K · Average \$541K

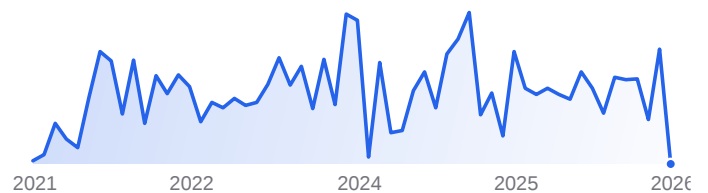
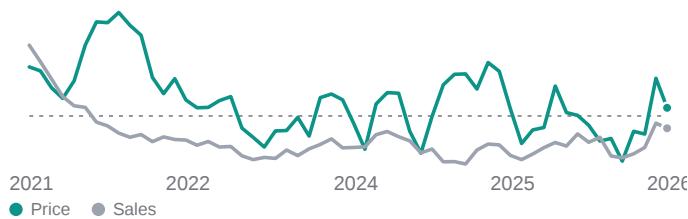


Growth (year over year)

Price +5.5% · Sales -8.5%

Price per square foot

\$171/ft²



Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

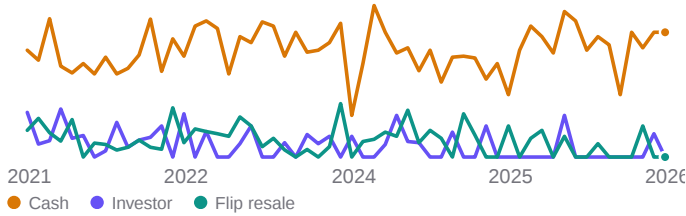
3.6%



BUYERS & OUTCOMES

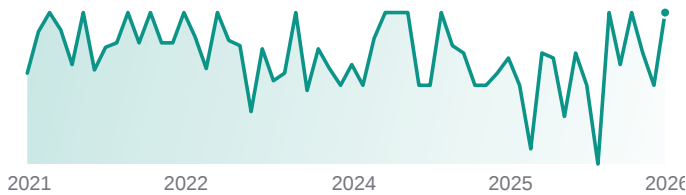
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



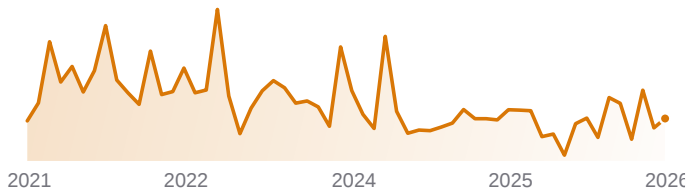
Sellers who sold at a gain

100%

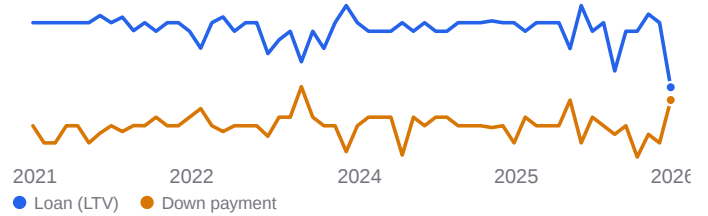


Median annualized return at resale

+9.0%

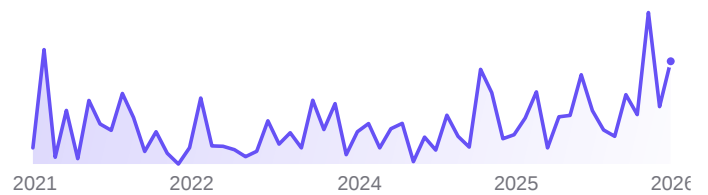


Financing (share of purchase price) Loan (LTV) 42% · Down payment 35%



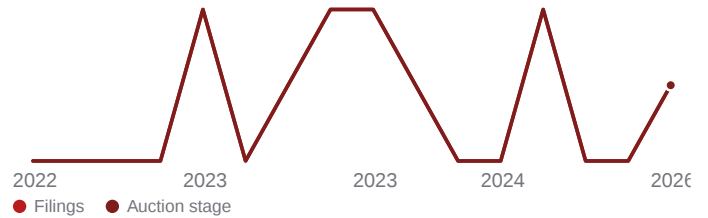
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,613
Median value (AVM)	\$467K
Median size	1,704 ft²
Median bedrooms	3
Median year built	2001
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.4%
Owner occupied	55%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	5,081
Density	102 / mi²
Median household income	\$60K
Average household income	\$81K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	125
Homes occupied	61%
Bachelor's or higher	11%
Poverty rate	13.2%
Unemployment	0.8%
Average temp	57°F
Annual precip	63 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.