

Morganton 30560

ZIP code · GA · Georgia · Fannin County · Morganton

SELLER'S MARKET

\$433K

MEDIAN SALE PRICE

+9.2%

1-YR CHANGE

179

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



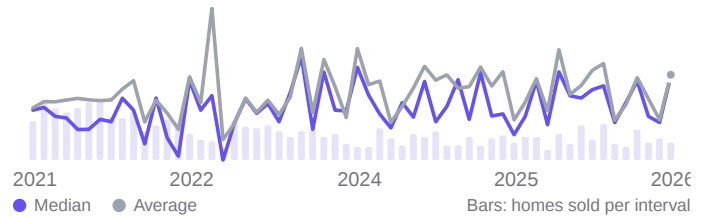
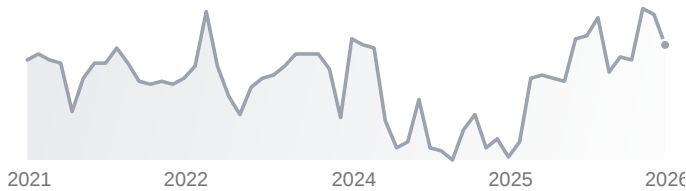
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$620K · Average \$632K

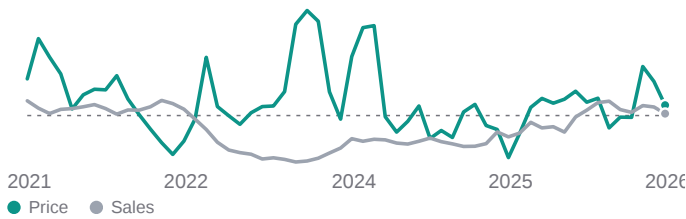


Growth (year over year)

Price +9.2% · Sales +1.7%

Price per square foot

\$323/ft²

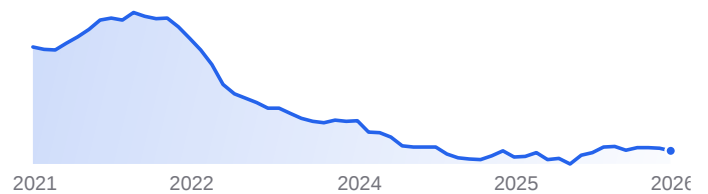


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

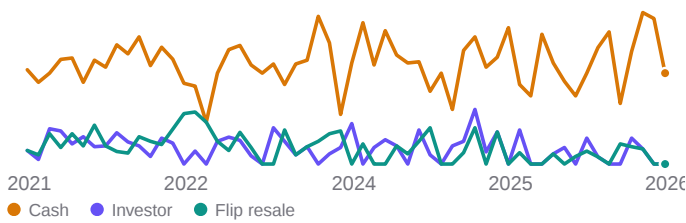
4.4%



BUYERS & OUTCOMES

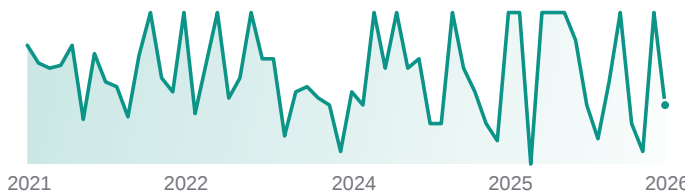
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



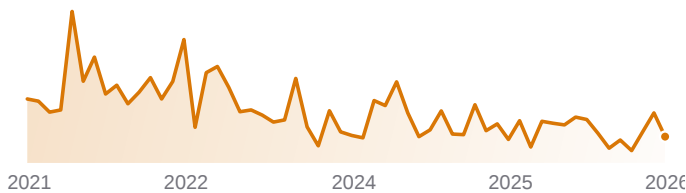
Sellers who sold at a gain

83%

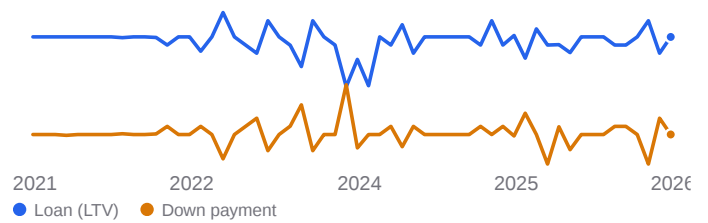


Median annualized return at resale

+6.3%

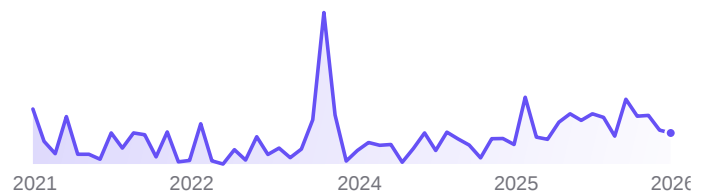


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



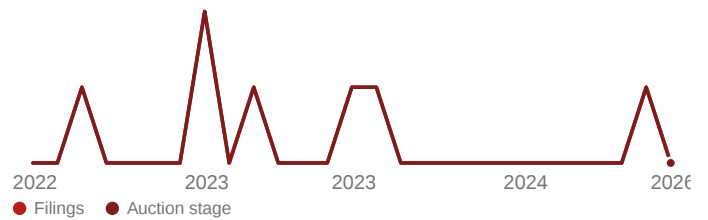
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,041
Median value (AVM)	\$439K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1999
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.5%
Owner occupied	55%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	5,320
Density	68 / mi²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	110
Homes occupied	61%
Bachelor's or higher	15%
Poverty rate	14.4%
Unemployment	0.9%
Average temp	56°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.