

Nicholson 30565

ZIP code · GA · Georgia > Jackson County > Nicholson

BUYER'S MARKET

\$224K

MEDIAN SALE PRICE

-23.8%

1-YR CHANGE

65

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



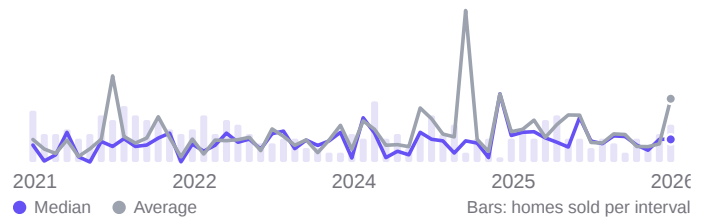
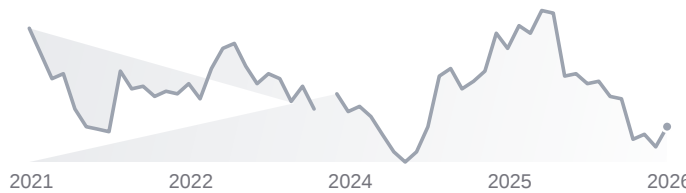
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$250K · Average \$540K

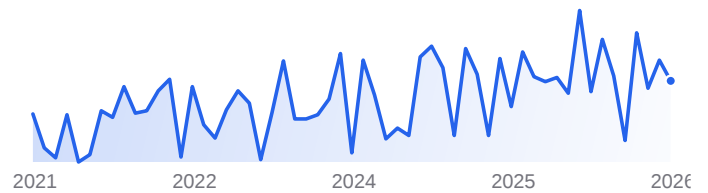
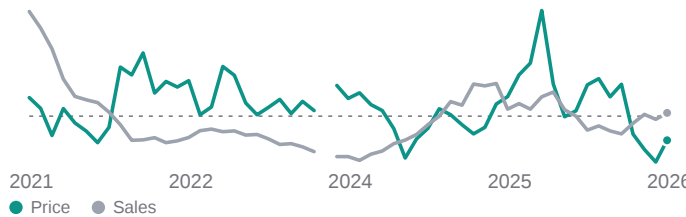


Growth (year over year)

Price -23.8% · Sales +3.2%

Price per square foot

\$170/ft²

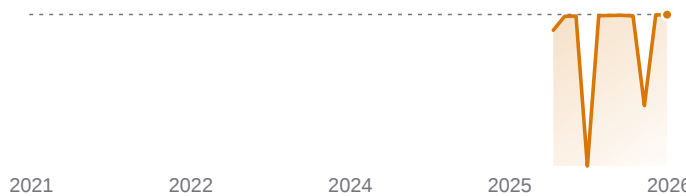


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

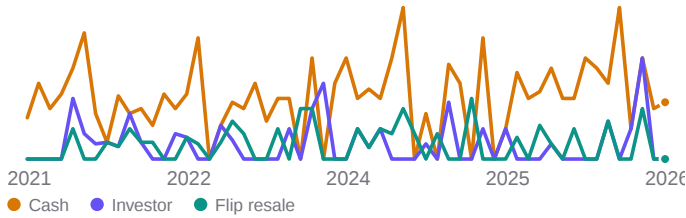
3.4%



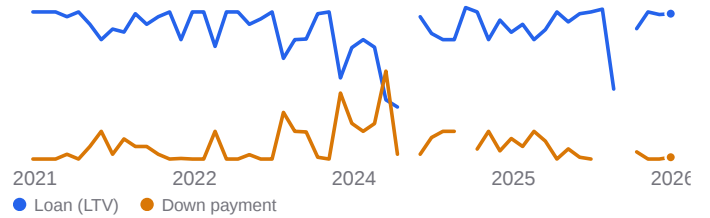
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

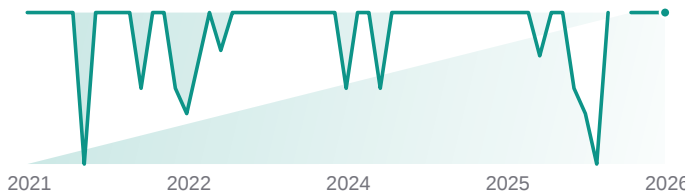


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



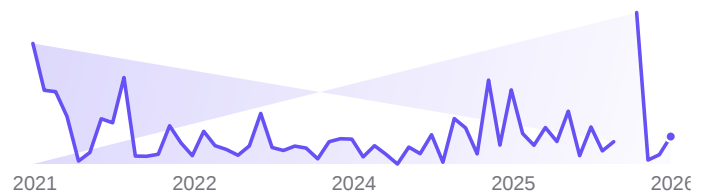
Sellers who sold at a gain

100%



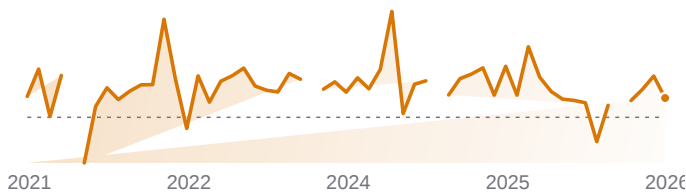
Typical hold before selling

3.3 yrs



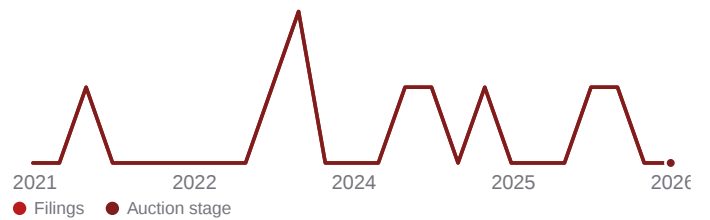
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,906
Median value (AVM)	\$324K
Median size	1,614 ft²
Median bedrooms	3
Median year built	1994
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	83%
Company owned	9.2%
Median loan-to-value	35%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	5,703
Density	152 / mi²
Median household income	\$65K
Average household income	\$77K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	65
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	8.0%
Unemployment	0.9%
Average temp	61°F
Annual precip	51 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.