

Sautee Nacoochee 30571

ZIP code · GA · Georgia > White County

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

104

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

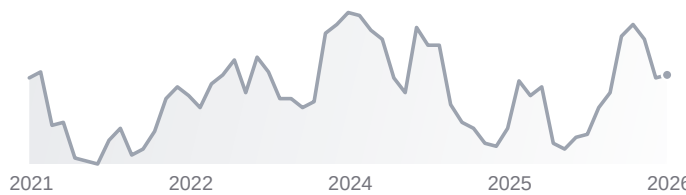
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

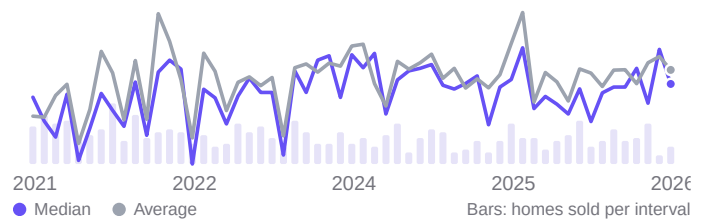
Market temperature (0–100)

56 / 100



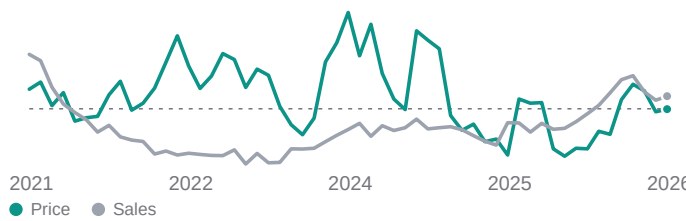
Sale prices

Median \$334K · Average \$373K



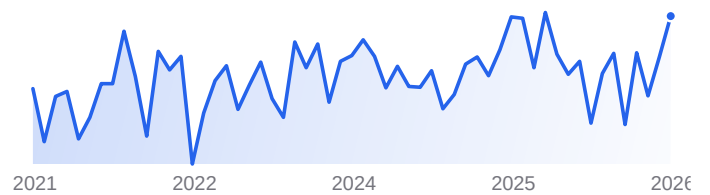
Growth (year over year)

Price -0.2% · Sales +7.2%



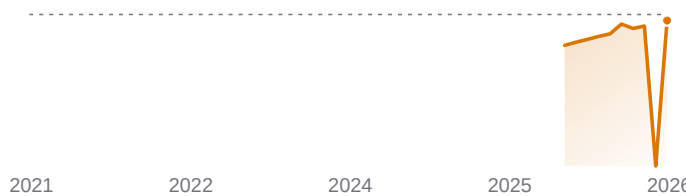
Price per square foot

\$297/ft²



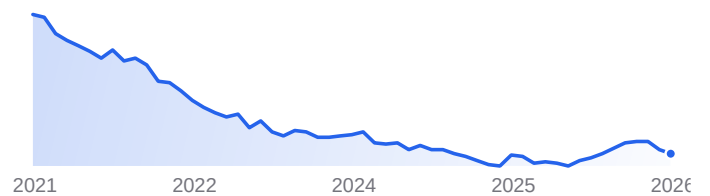
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

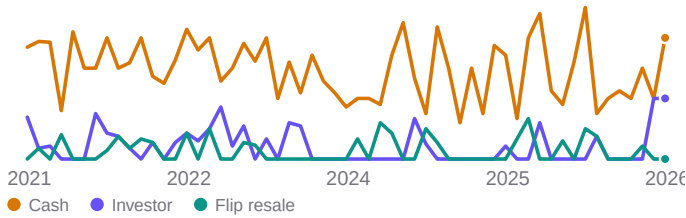
4.1%



BUYERS & OUTCOMES

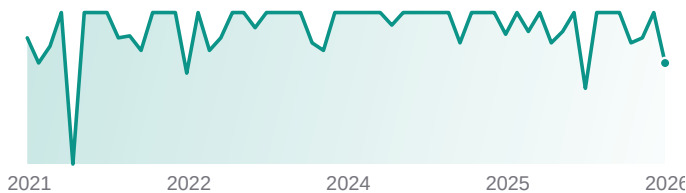
Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



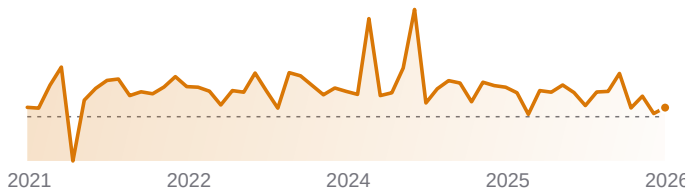
Sellers who sold at a gain

67%

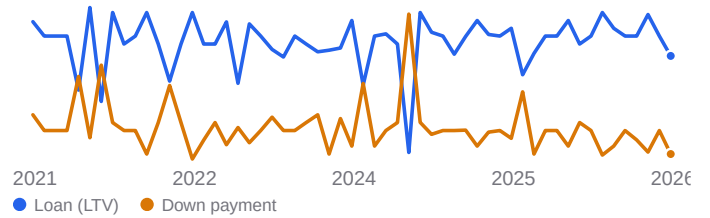


Median annualized return at resale

+3.3%

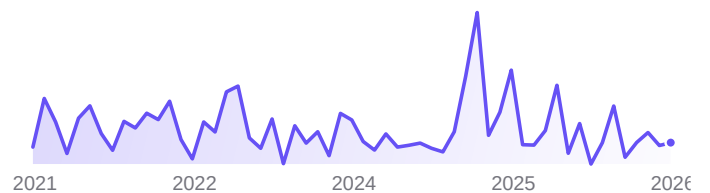


Financing (share of purchase price) Loan (LTV) 67% · Down payment 5.0%



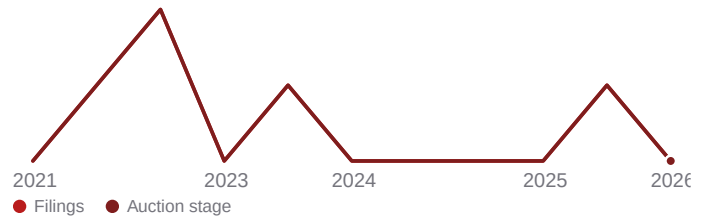
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,507
Median value (AVM)	\$366K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1994
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	62%
Company owned	15%
Median loan-to-value	31%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	3,415
Density	64 / mi²
Median household income	\$71K
Average household income	\$93K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	82
Homes occupied	67%
Bachelor's or higher	16%
Poverty rate	10.6%
Unemployment	0.8%
Average temp	57°F
Annual precip	71 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.