

Tiger 30576

ZIP code · GA · Georgia · Rabun County · Tiger

SELLER'S MARKET

\$430K

MEDIAN SALE PRICE

+104.7%

1-YR CHANGE

63

SALES (12 MO)

\$418K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

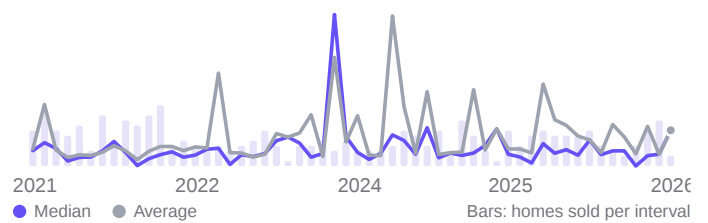
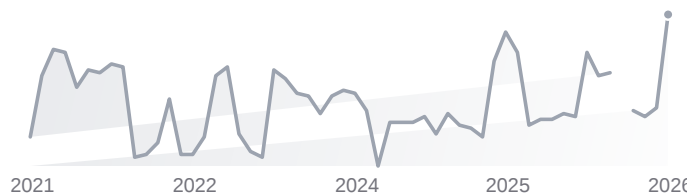
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$750K · Average \$750K

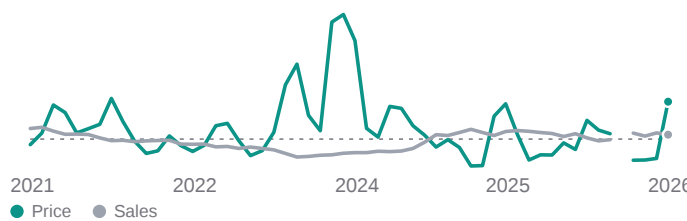


Growth (year over year)

Price +104.7% · Sales +12.5%

Price per square foot

\$312/ft²

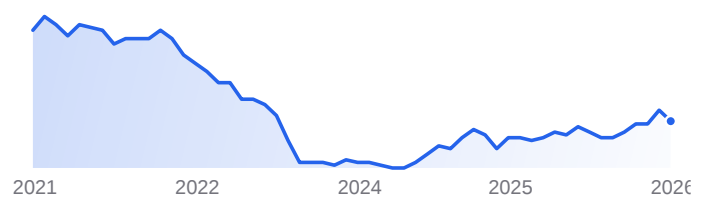
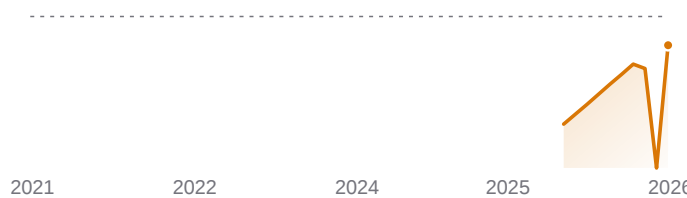


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

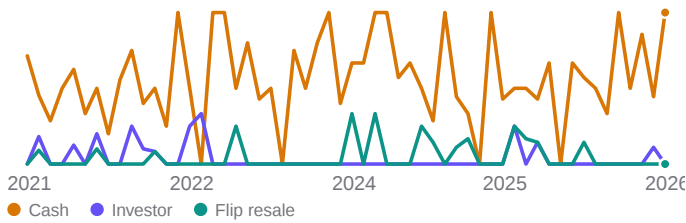
3.6%



BUYERS & OUTCOMES

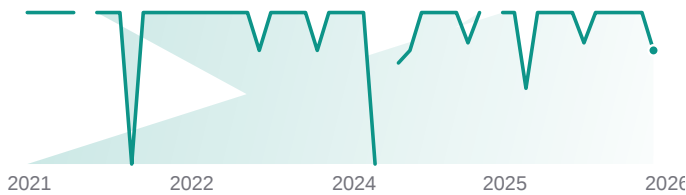
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



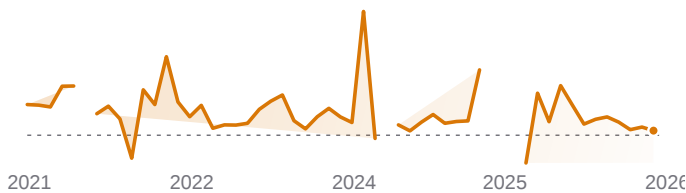
Sellers who sold at a gain

75%

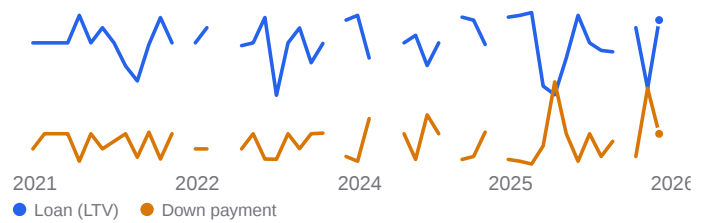


Median annualized return at resale

+2.6%

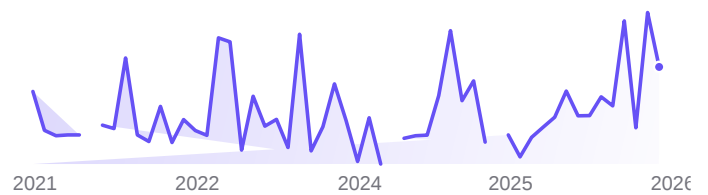


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



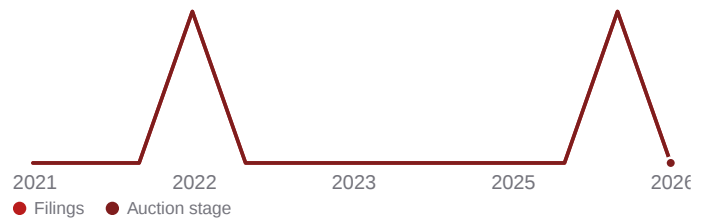
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,730
Median value (AVM)	\$418K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1993
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	58%
Company owned	13%
Median loan-to-value	19%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	3,060
Density	81 / mi²
Median household income	\$62K
Average household income	\$96K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	89
Homes occupied	74%
Bachelor's or higher	15%
Poverty rate	11.2%
Unemployment	0.9%
Average temp	56°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.