

Athens 30601

ZIP code · GA · Georgia · Clarke County

BALANCED MARKET

\$347K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

221

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

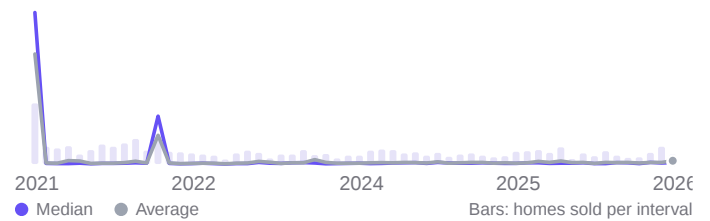
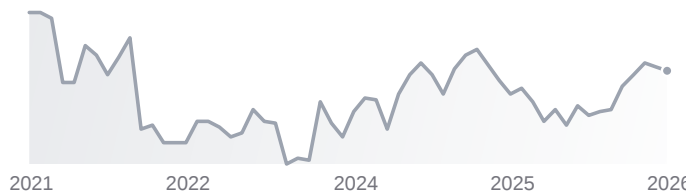
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$354K · Average \$603K

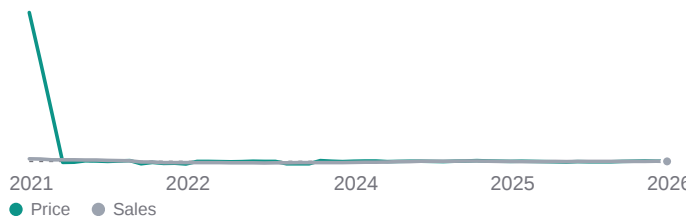


Growth (year over year)

Price +10.8% · Sales +2.3%

Price per square foot

\$248/ft²

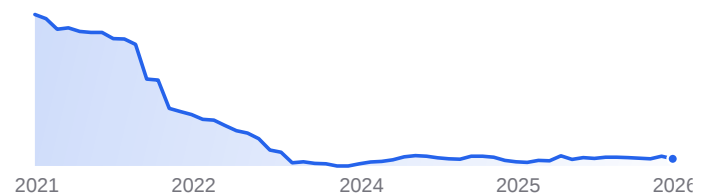
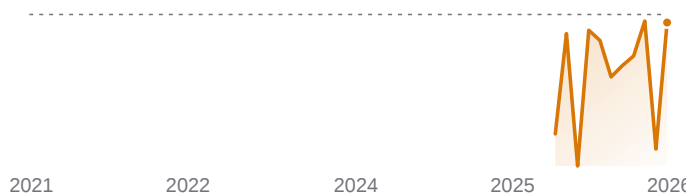


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

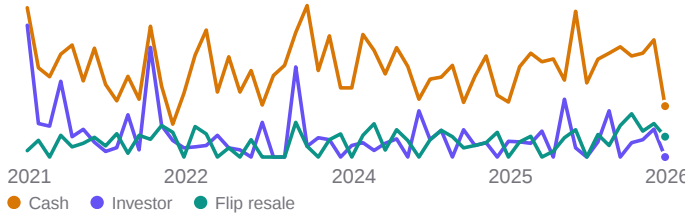
3.7%



BUYERS & OUTCOMES

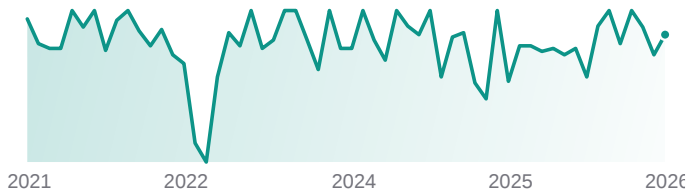
Buyer mix

Cash 29% · Investor 0% · Flip resale 12%



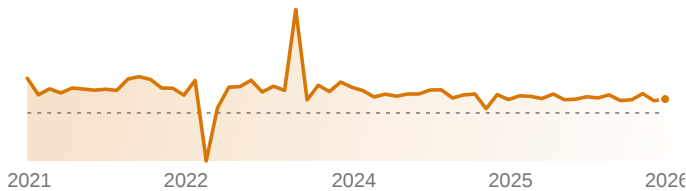
Sellers who sold at a gain

91%

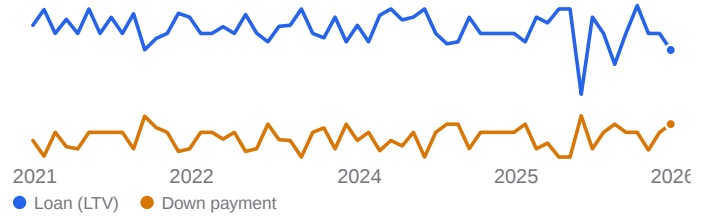


Median annualized return at resale

+8.4%

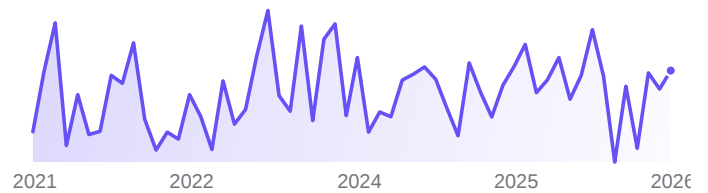


Financing (share of purchase price) Loan (LTV) 70% · Down payment 25%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,938
Median value (AVM)	\$324K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1983
Single family	72%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.6%
Owner occupied	52%
Company owned	28%
Median loan-to-value	28%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	26,373
Density	1,100 / mi²
Median household income	\$44K
Average household income	\$57K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	64
Homes occupied	91%
Bachelor's or higher	22%
Poverty rate	38.8%
Unemployment	1.0%
Average temp	62°F
Annual precip	49 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.