

Athens 30605

ZIP code · GA · Georgia · Clarke County

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

495

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

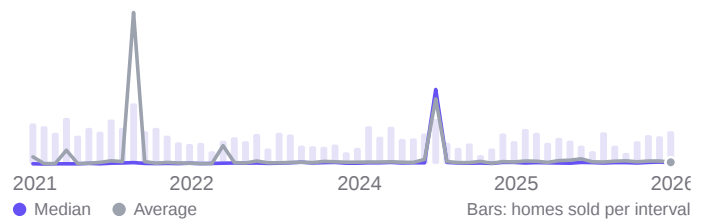
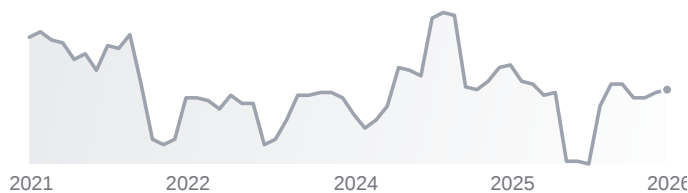
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$304K · Average \$346K

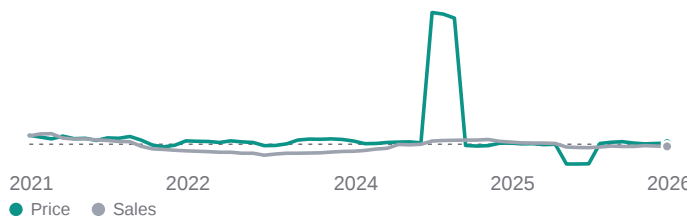


Growth (year over year)

Price +5.1% · Sales -9.2%

Price per square foot

\$201/ft²

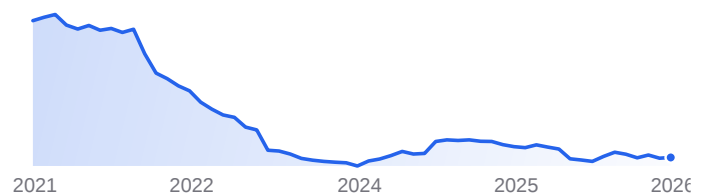
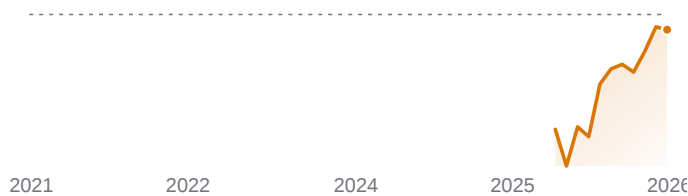


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

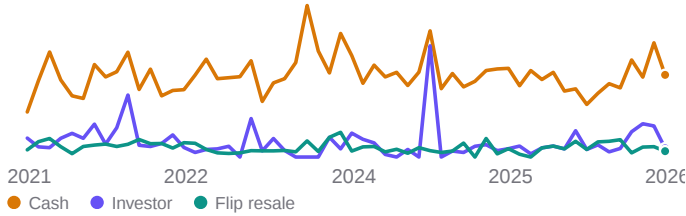
4.5%



BUYERS & OUTCOMES

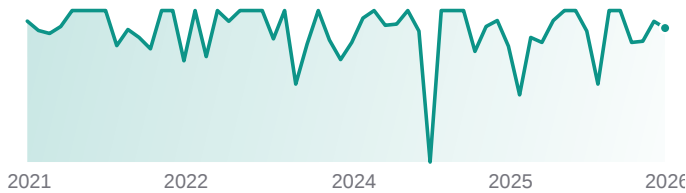
Buyer mix

Cash 47% · Investor 5.1% · Flip resale 3.4%



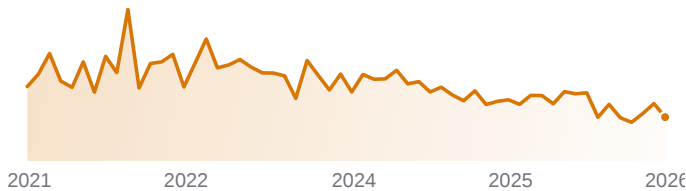
Sellers who sold at a gain

95%

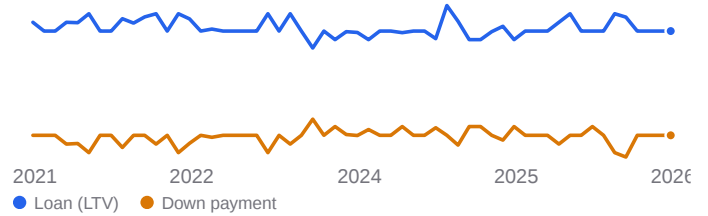


Median annualized return at resale

+6.6%

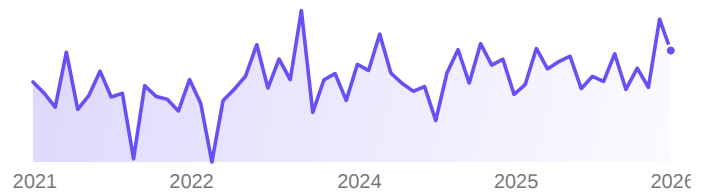


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



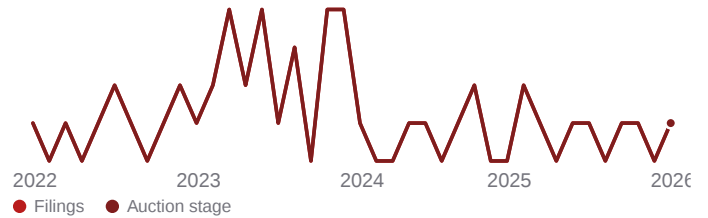
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,980
Median value (AVM)	\$320K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1985
Single family	68%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	57%
Company owned	28%
Median loan-to-value	32%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	42,670
Density	1,154 / mi²
Median household income	\$54K
Average household income	\$70K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	63
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	25.1%
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.