

Athens 30606

ZIP code · GA · Georgia · Clarke County

BALANCED MARKET

\$420K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

676

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

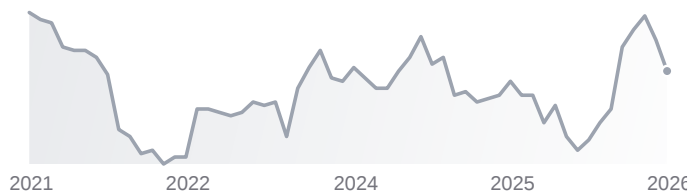
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

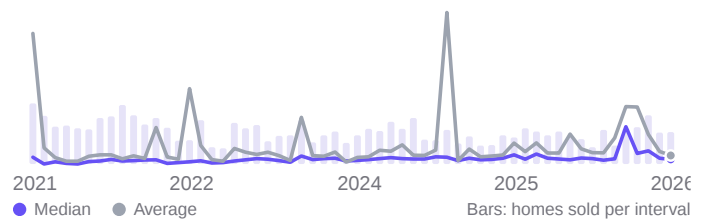
Market temperature (0–100)

58 / 100



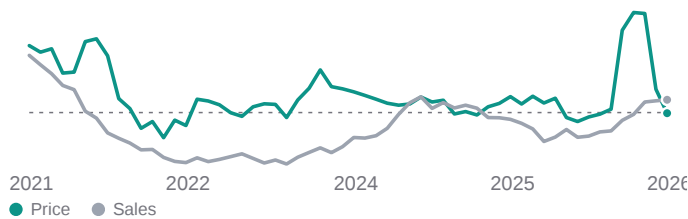
Sale prices

Median \$360K · Average \$433K



Growth (year over year)

Price -0.5% · Sales +8.5%



Price per square foot

\$200/ft²



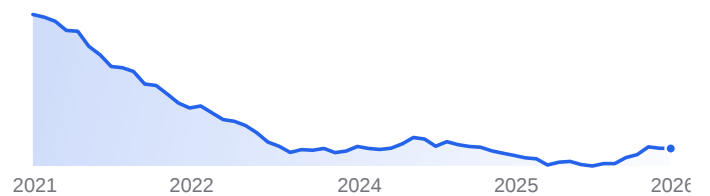
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

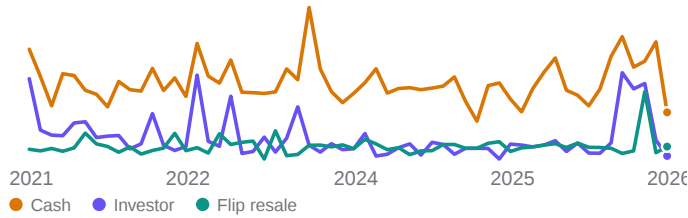
4.7%



BUYERS & OUTCOMES

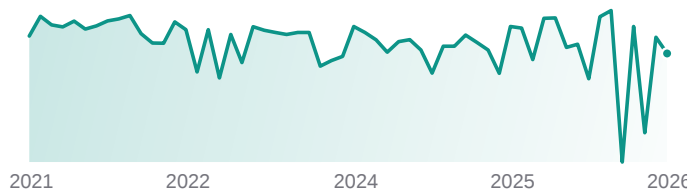
Buyer mix

Cash 25% · Investor 1.7% · Flip resale 6.8%



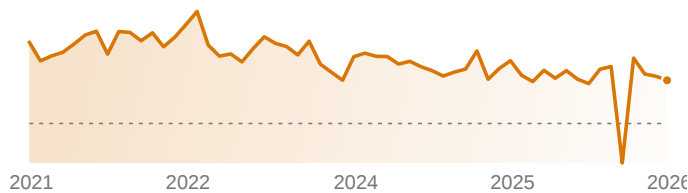
Sellers who sold at a gain

85%

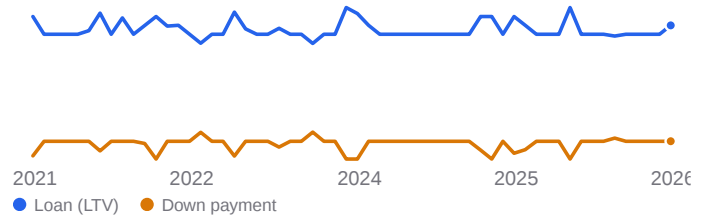


Median annualized return at resale

+7.5%

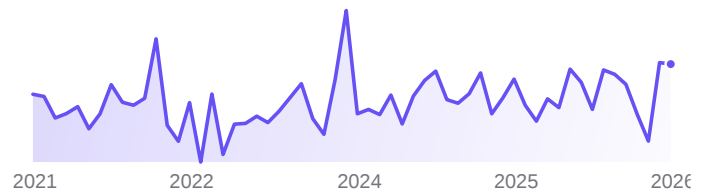


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



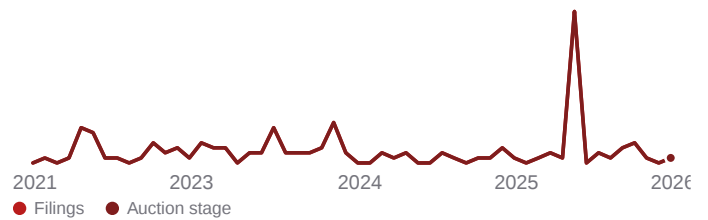
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,355
Median value (AVM)	\$379K
Median size	1,865 ft²
Median bedrooms	3
Median year built	1984
Single family	82%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	23%
Median loan-to-value	36%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	45,751
Density	1,385 / mi²
Median household income	\$70K
Average household income	\$100K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	66
Homes occupied	93%
Bachelor's or higher	29%
Poverty rate	20.2%
Unemployment	1.1%
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.