

Athens 30607

ZIP code · GA · Georgia · Jackson County

BALANCED MARKET

\$294K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

138

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



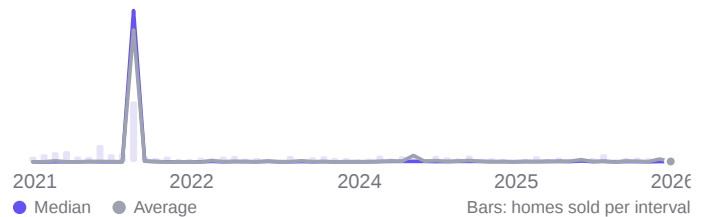
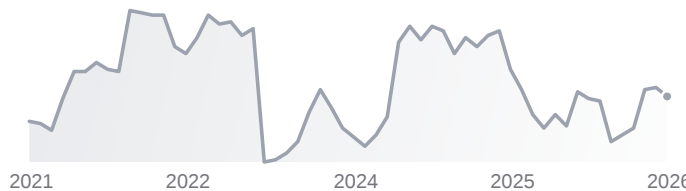
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$300K · Average \$346K

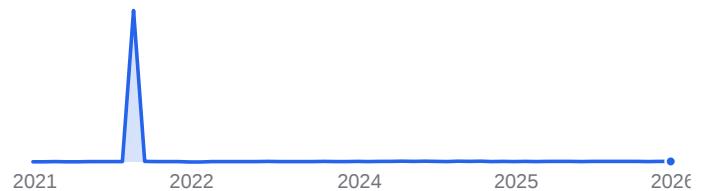
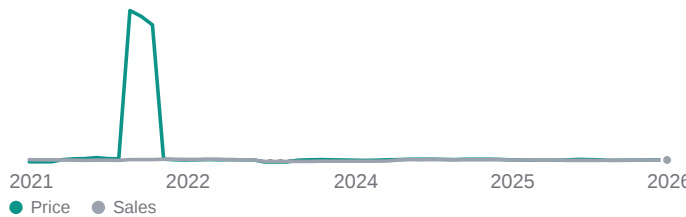


Growth (year over year)

Price -1.7% · Sales -2.8%

Price per square foot

\$182/ft²

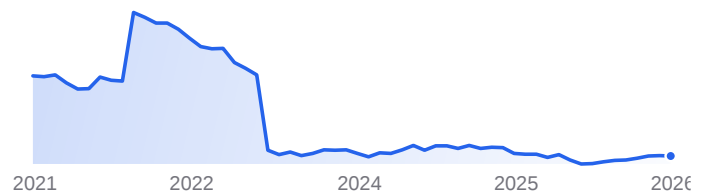
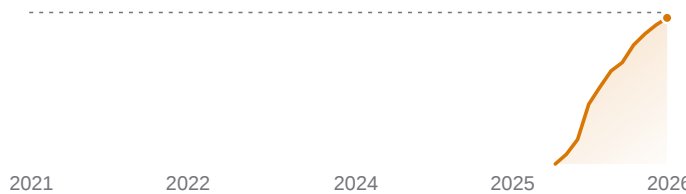


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

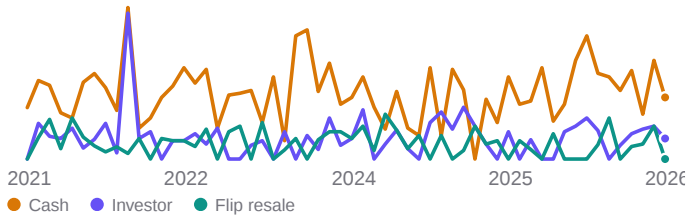
3.5%



BUYERS & OUTCOMES

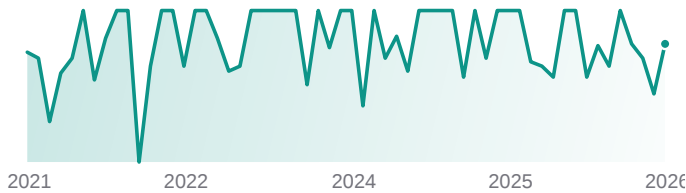
Buyer mix

Cash 38% · Investor 13% · Flip resale 0%



Sellers who sold at a gain

90%

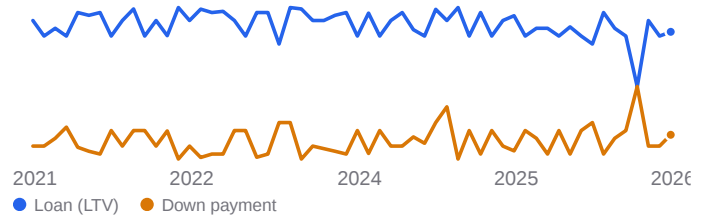


Median annualized return at resale

+7.1%

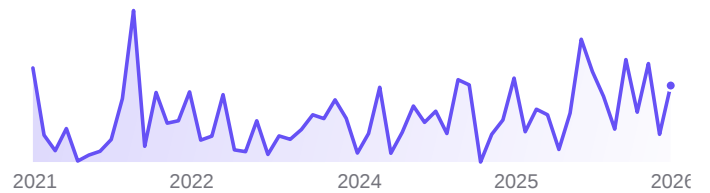


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



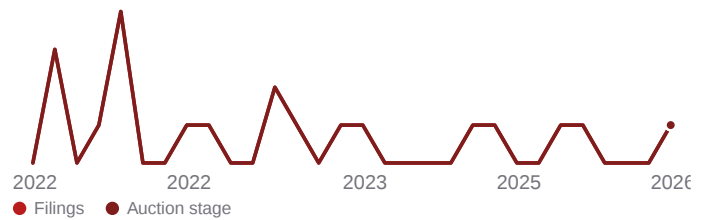
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,934
Median value (AVM)	\$303K
Median size	1,736 ft²
Median bedrooms	3
Median year built	1995
Single family	79%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	76%
Company owned	17%
Median loan-to-value	40%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	11,557
Density	350 / mi²
Median household income	\$64K
Average household income	\$88K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	65
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	11.5%
Unemployment	1.1%
Average temp	61°F
Annual precip	50 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.