

Calhoun 30701

ZIP code · GA · Georgia > Gordon County > Calhoun

BALANCED MARKET

\$303K

MEDIAN SALE PRICE

+10.7%

1-YR CHANGE

559

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

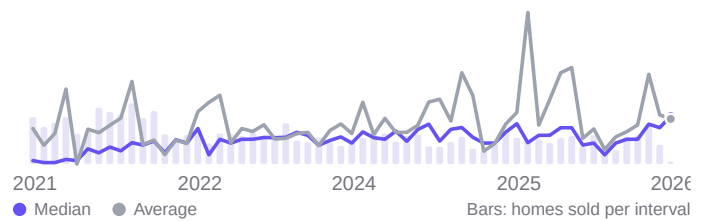
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$320K · Average \$312K

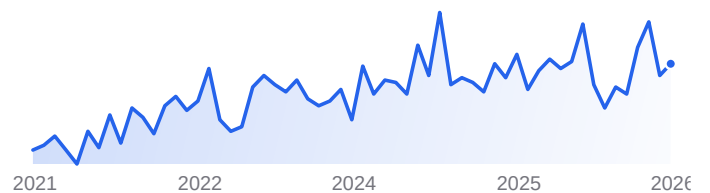
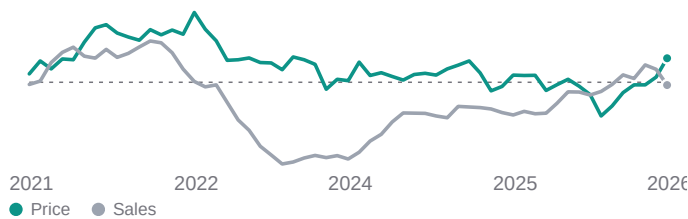


Growth (year over year)

Price +10.7% · Sales -1.2%

Price per square foot

\$164/ft²

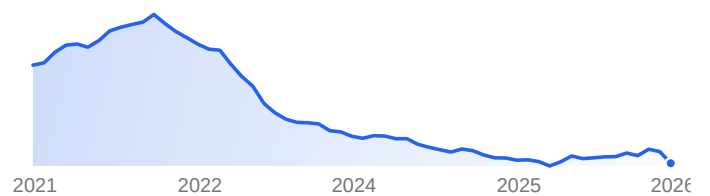
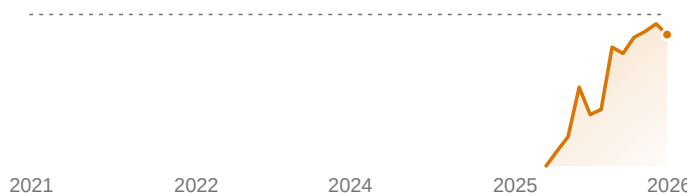


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

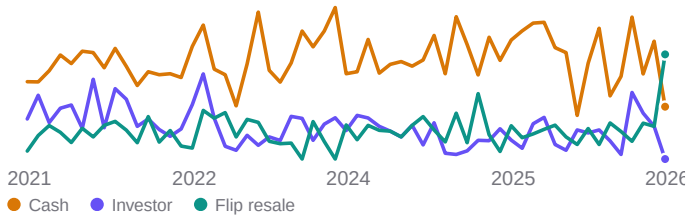
3.7%



BUYERS & OUTCOMES

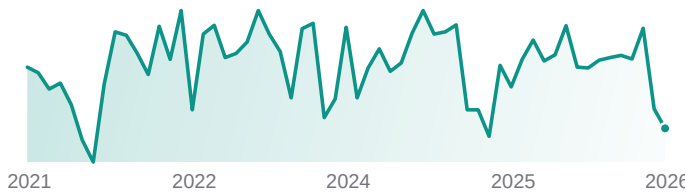
Buyer mix

Cash 20% · Investor 0% · Flip resale 40%



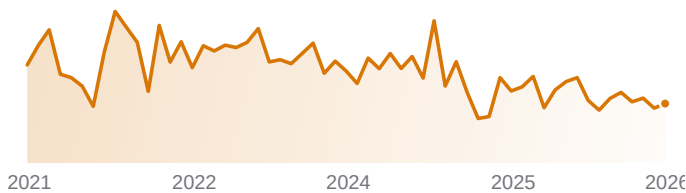
Sellers who sold at a gain

75%

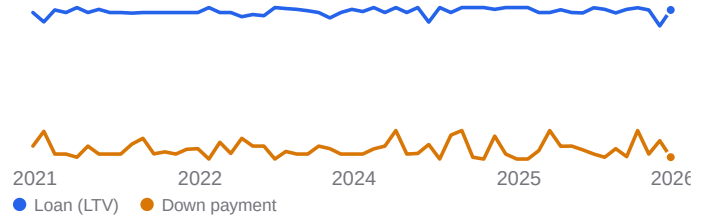


Median annualized return at resale

+6.1%

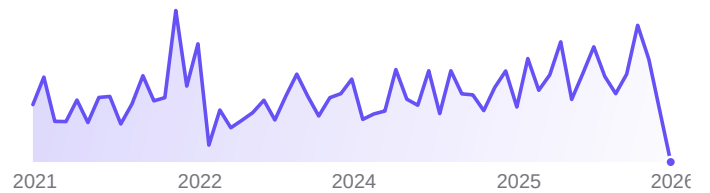


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,150
Median value (AVM)	\$270K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1992
Single family	86%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	13%
Median loan-to-value	44%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	42,678
Density	293 / mi ²
Median household income	\$61K
Average household income	\$82K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	123
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	10.4%
Unemployment	1.2%
Average temp	60°F
Annual precip	54 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.