

Cohutta 30710

ZIP code · GA · Georgia > Whitfield County > Cohutta

BALANCED MARKET

\$250K

MEDIAN SALE PRICE

-17.6%

1-YR CHANGE

86

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



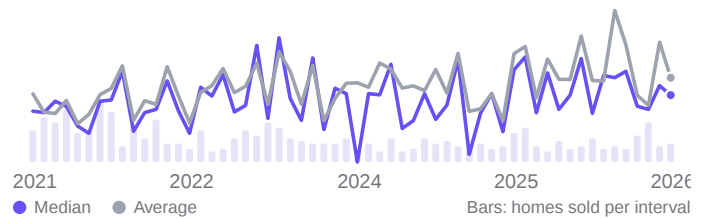
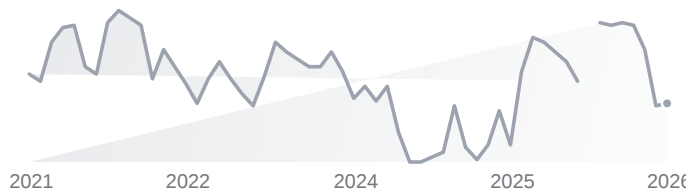
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$255K · Average \$310K

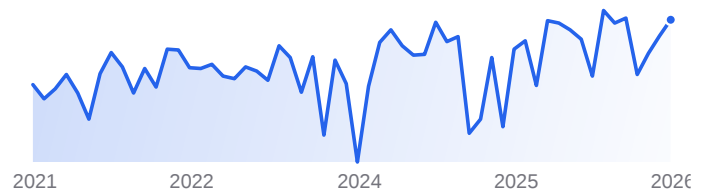
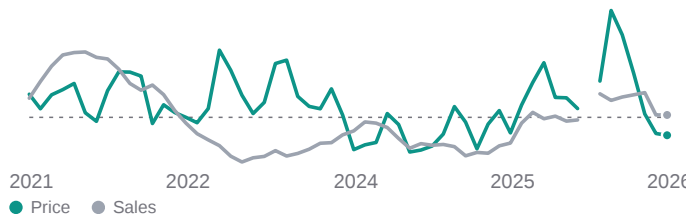


Growth (year over year)

Price -17.6% · Sales +2.4%

Price per square foot

\$207/ft²

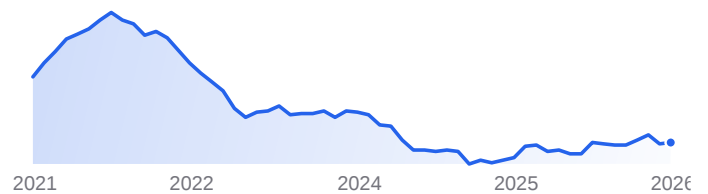
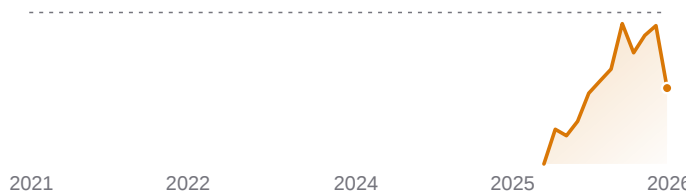


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

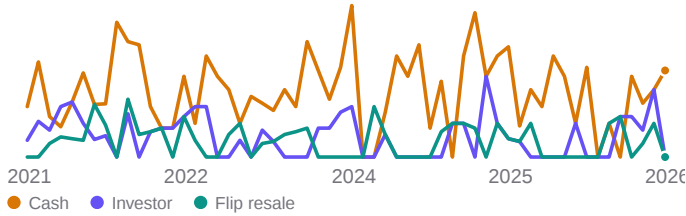
3.5%



BUYERS & OUTCOMES

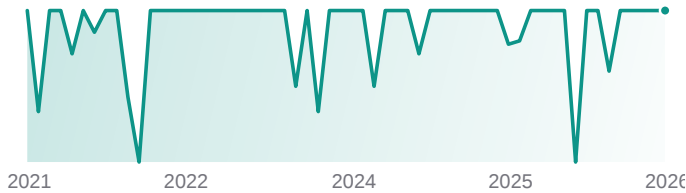
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



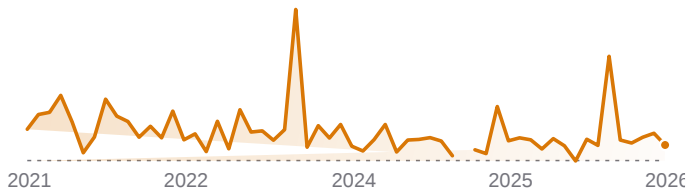
Sellers who sold at a gain

100%

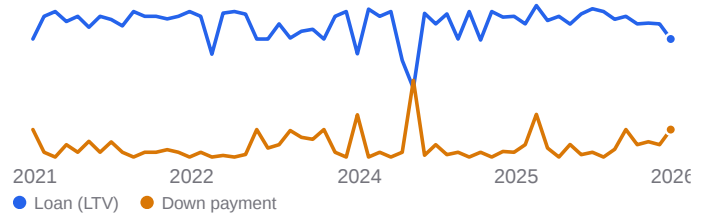


Median annualized return at resale

+6.6%

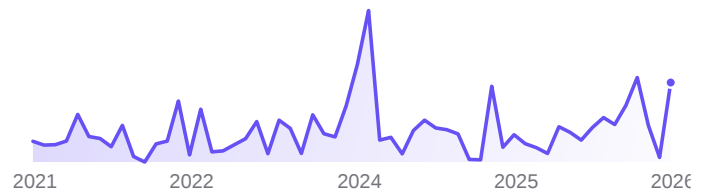


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



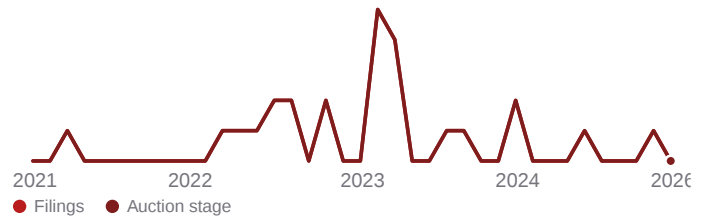
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,444
Median value (AVM)	\$296K
Median size	1,643 ft²
Median bedrooms	3
Median year built	1990
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	89%
Company owned	3.9%
Median loan-to-value	43%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	6,934
Density	155 / mi²
Median household income	\$77K
Average household income	\$97K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	149
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	7.2%
Unemployment	1.2%
Average temp	59°F
Annual precip	56 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.