

Sugar Valley 30746

ZIP code · GA · Georgia · Gordon County

BUYER'S MARKET

\$225K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



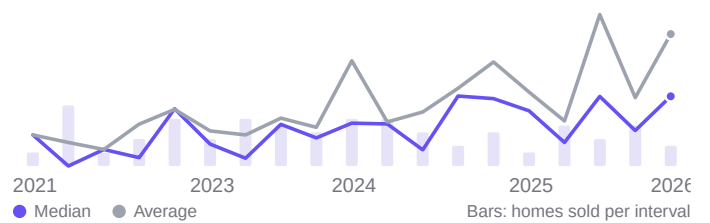
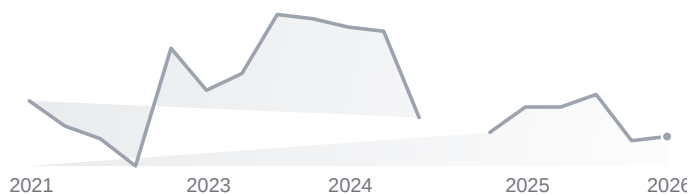
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$267K · Average \$438K



Growth (year over year)

Price -31.1% · Sales -10.0%

Price per square foot

\$144/ft²

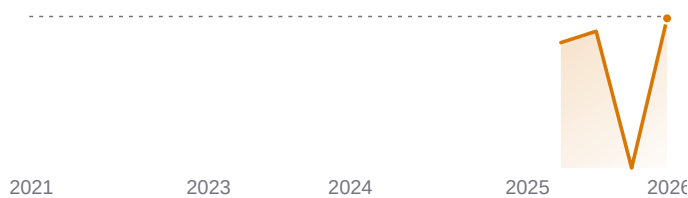


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

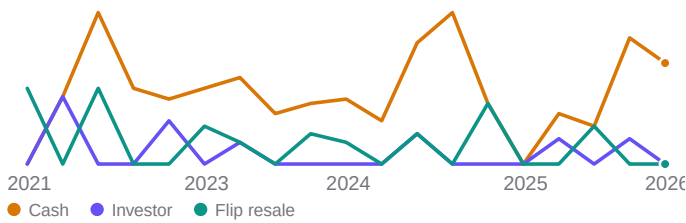
3.6%



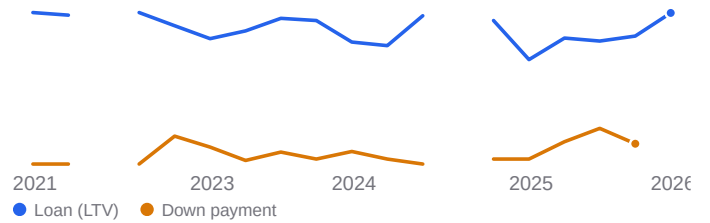
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

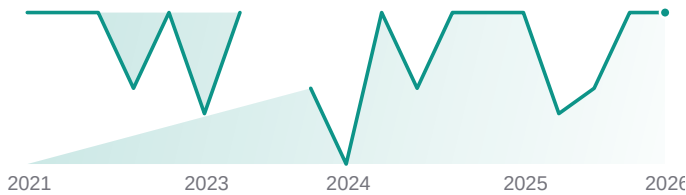


Financing (share of purchase price) Loan (LTV) 100% · Down payment 15%



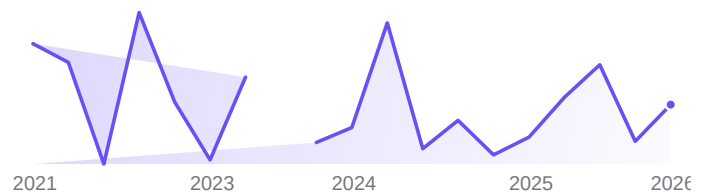
Sellers who sold at a gain

100%



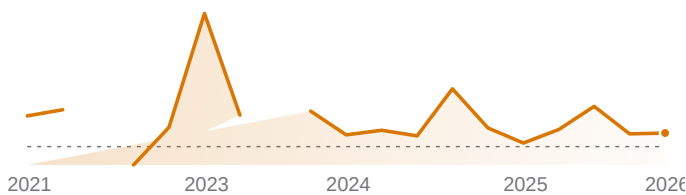
Typical hold before selling

3.9 yrs



Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	535
Median value (AVM)	\$277K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1987
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.3%
Owner occupied	89%
Company owned	7.5%
Median loan-to-value	43%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	1,813
Density	80 / mi²
Median household income	\$75K
Average household income	\$88K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	125
Homes occupied	93%
Bachelor's or higher	7%
Poverty rate	8.8%
Unemployment	1.2%
Average temp	60°F
Annual precip	54 in
Sunshine	61%

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