

Avera 30803

ZIP code · GA · Georgia · Jefferson County · Avera

STRONG SELLER'S MARKET

\$263K

MEDIAN SALE PRICE

+133.9%

1-YR CHANGE

20

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

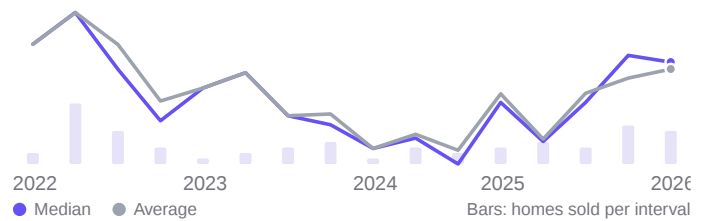
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$192K · Average \$181K

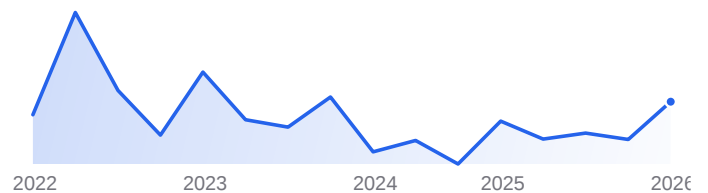
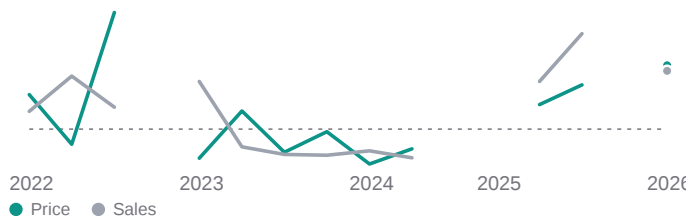


Growth (year over year)

Price +133.9% · Sales +122.2%

Price per square foot

\$120/ft²



Sale premium vs estimated value

+3.1%

Annual turnover (share of homes sold)

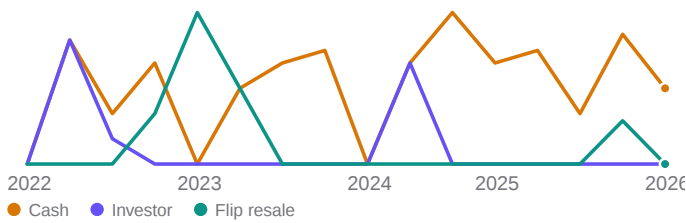
5.1%



BUYERS & OUTCOMES

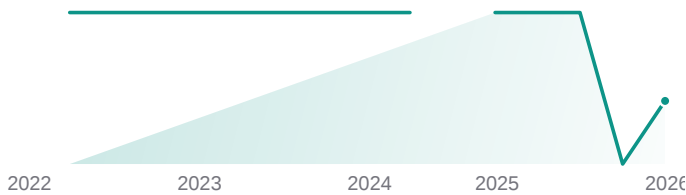
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



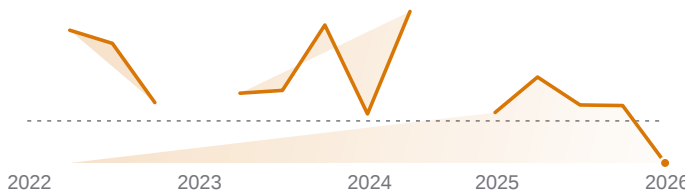
Sellers who sold at a gain

67%

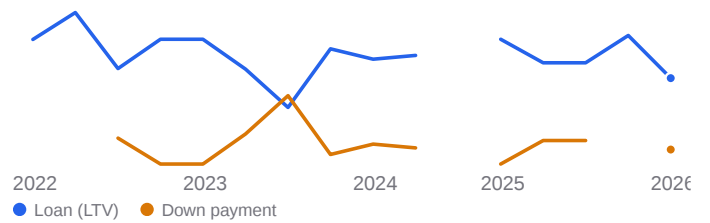


Median annualized return at resale

-10.2%

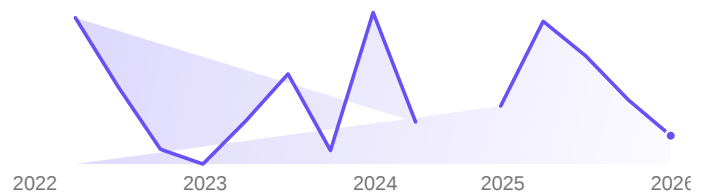


Financing (share of purchase price) Loan (LTV) 68% · Down payment 13%



Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	390
Median value (AVM)	\$103K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1979
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	9.8%
Median loan-to-value	0%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	898
Density	16 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	67
Homes occupied	80%
Bachelor's or higher	5%
Poverty rate	17.3%
Unemployment	1.3%
Average temp	64°F
Annual precip	47 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.