

Kite 31049

ZIP code · GA · Georgia > Johnson County > Kite

SELLER'S MARKET

\$240K

MEDIAN SALE PRICE

+62.9%

1-YR CHANGE

11

SALES (12 MO)

\$105K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

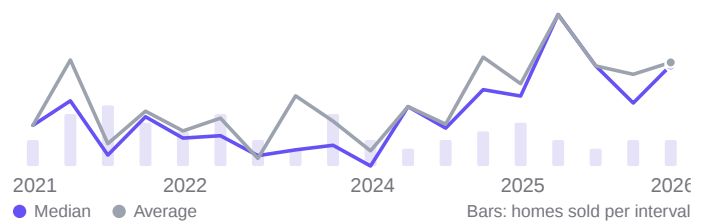
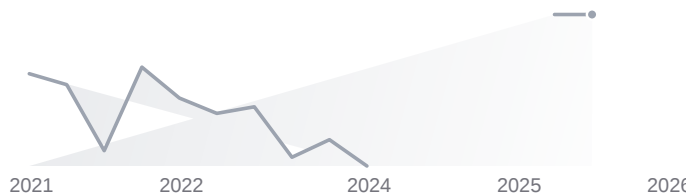
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$198K · Average \$204K

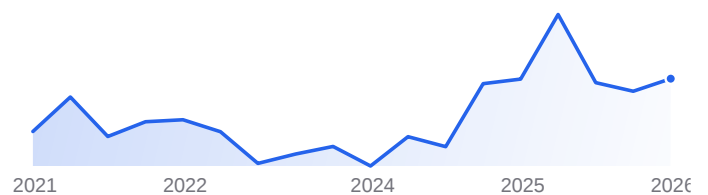
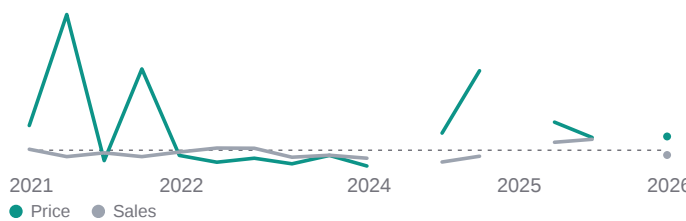


Growth (year over year)

Price +62.9% · Sales -21.4%

Price per square foot

\$106/ft²



Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

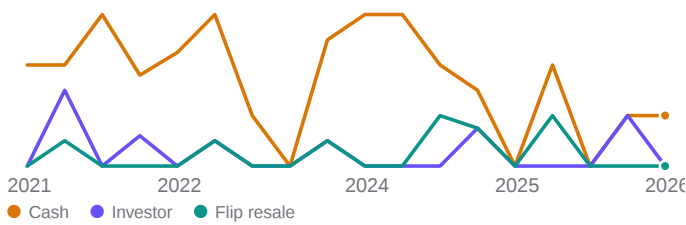
1.2%



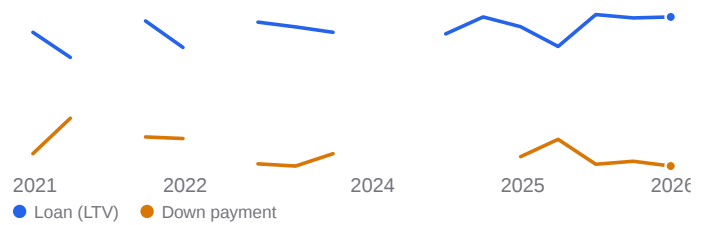
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

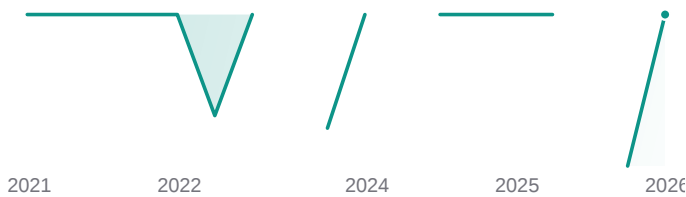


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



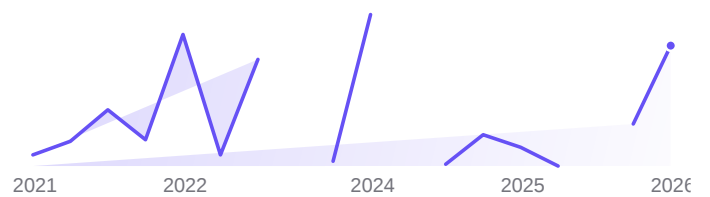
Sellers who sold at a gain

100%



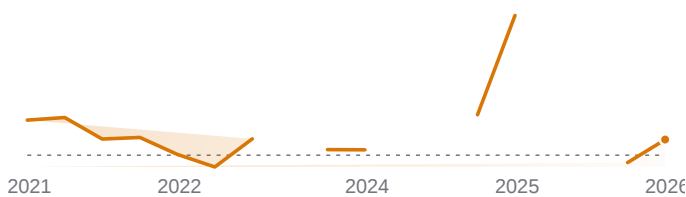
Typical hold before selling

13.6 yrs



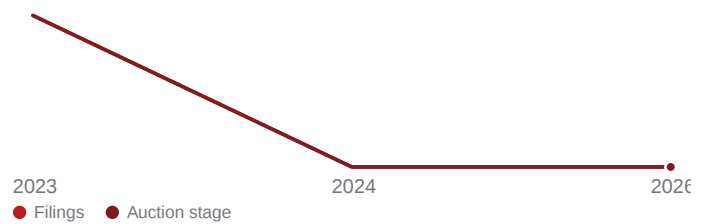
Median annualized return at resale

+11.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	899
Median value (AVM)	\$105K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1980
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.9%
Owner occupied	72%
Company owned	6.2%
Median loan-to-value	0%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	2,227
Density	24 / mi ²
Median household income	\$58K
Average household income	\$61K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	53
Homes occupied	85%
Bachelor's or higher	3%
Poverty rate	20.7%
Unemployment	1.2%
Average temp	65°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.