

Edison 39846

ZIP code · GA · Georgia > Calhoun County > Edison

BALANCED MARKET

\$118K

MEDIAN SALE PRICE

+74.9%

1-YR CHANGE

14

SALES (12 MO)

\$82K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



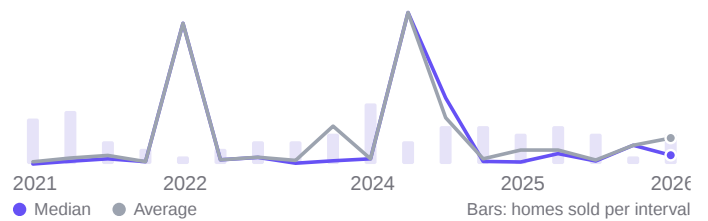
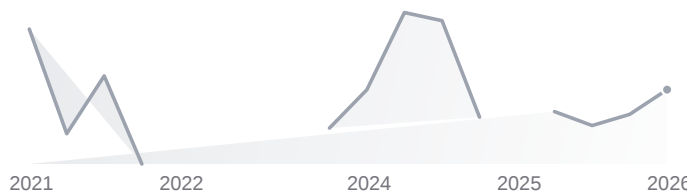
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$123K · Average \$299K

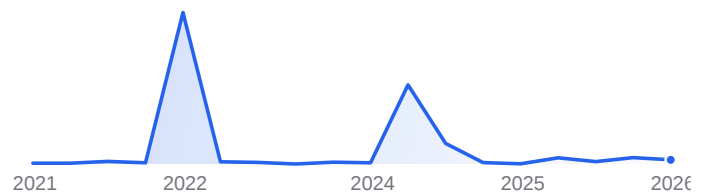
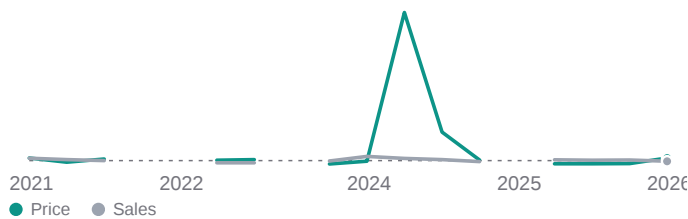


Growth (year over year)

Price +74.9% · Sales -17.6%

Price per square foot

\$82/ft²

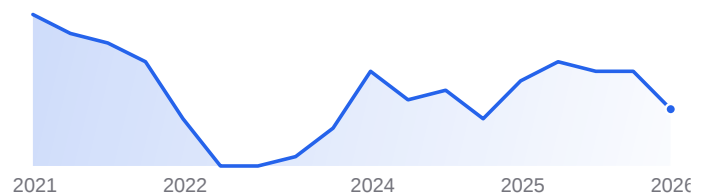
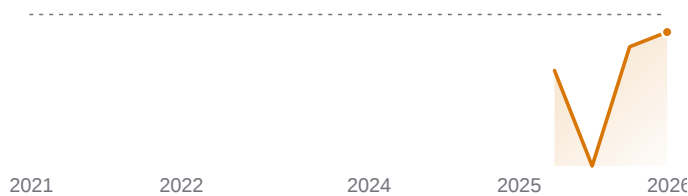


Sale premium vs estimated value

-5.2%

Annual turnover (share of homes sold)

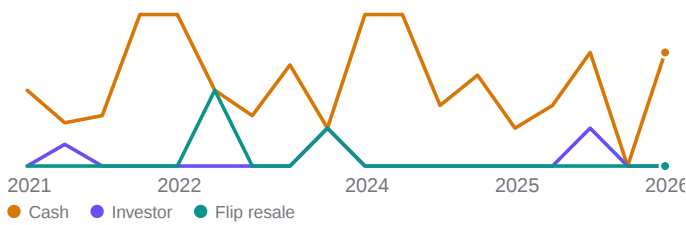
1.7%



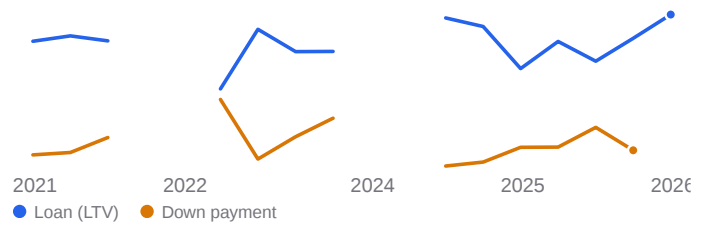
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

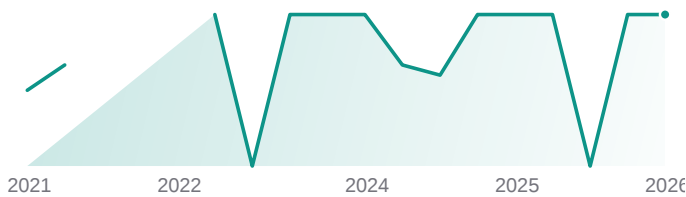


Financing (share of purchase price) Loan (LTV) 105% · Down payment 11%



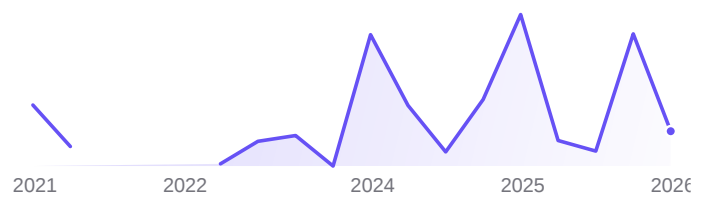
Sellers who sold at a gain

100%



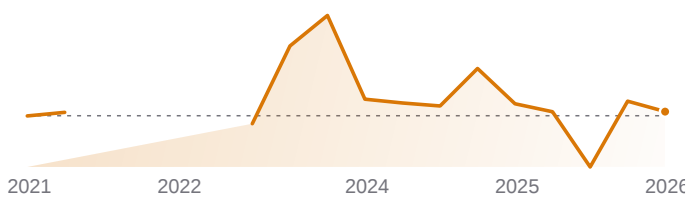
Typical hold before selling

4.8 yrs



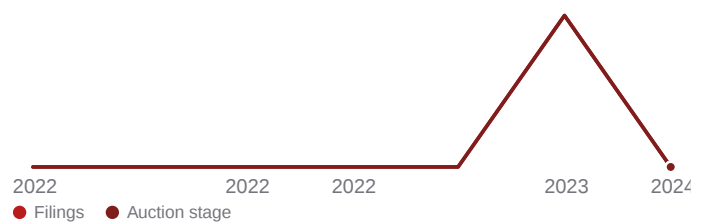
Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	821
Median value (AVM)	\$82K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1974
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.1%
Owner occupied	73%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	1,969
Density	26 / mi²
Median household income	\$45K
Average household income	\$60K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	24
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	27.1%
Unemployment	0.9%
Average temp	66°F
Annual precip	53 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.