



ATLANTA  
COMMUNITIES

PROPERTY REPORT

# 423 Eagle Ridge Trl, Canton, GA 30114



Presented by

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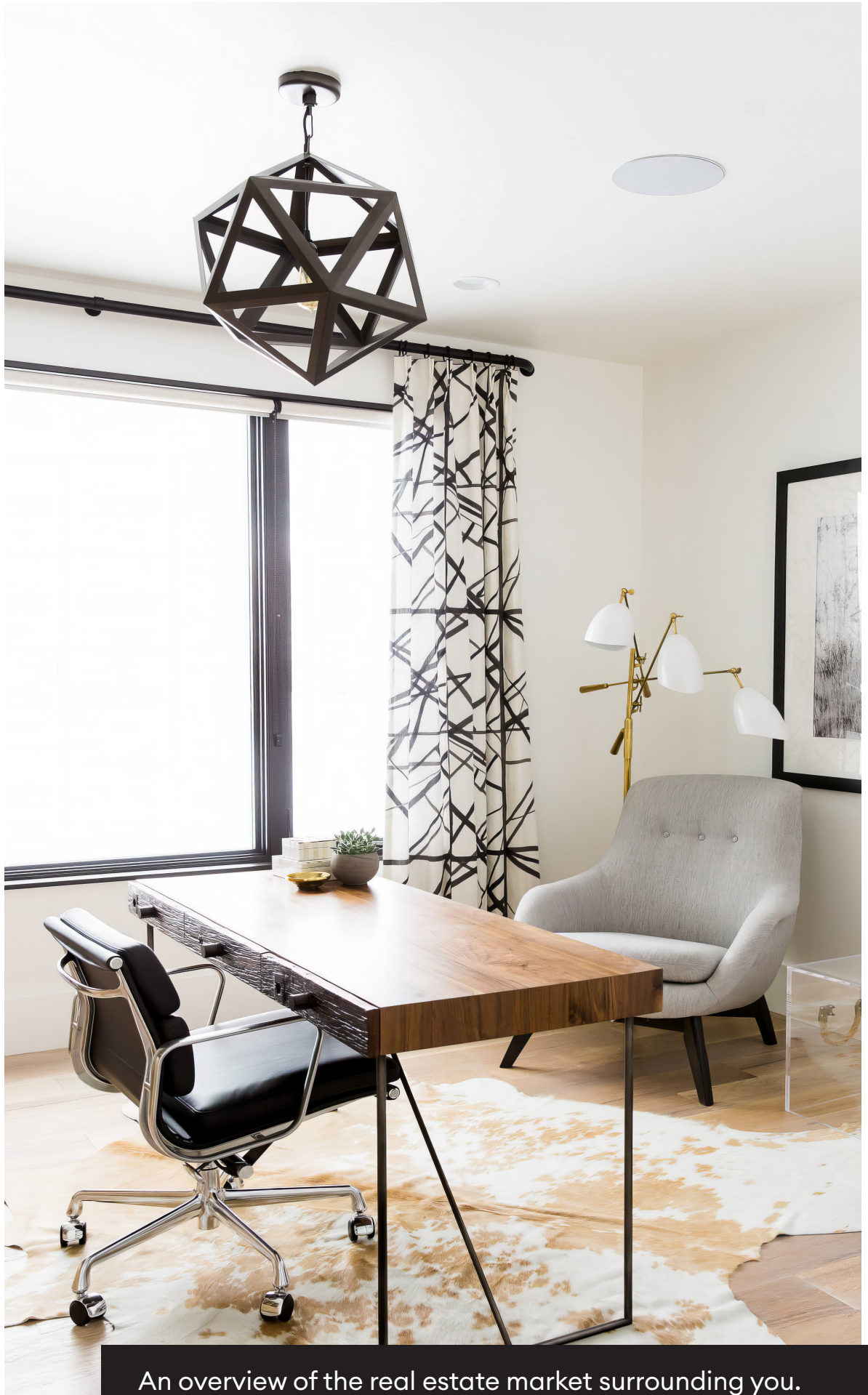
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**Atlanta Communities Real Estate Brokerage**

9860 Highway 92  
Woodstock, GA 30188



# Community Market Report



An overview of the real estate market surrounding you.



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# Introduction

If you are thinking of buying or selling a home, determining an offer or asking price is not always straightforward and it's certainly not simple. The value of a home is much more difficult to determine and the information available to you on the internet can be untrustworthy.

Online home valuation sites are readily accessible and interesting to play with, but they are not always good predictors to the present value of a home because they are primarily based on past sales and not present market activity. And simply looking at current listings gives you some information, but not enough to make a well informed decision about the value of your home. This is because houses can be so different that it makes it difficult to compare.

The best method for deciding on an offer or asking price is to start looking at the market that the property is to be competing with — becoming familiar with what is to choose from.

Once you understand the current inventory of the market, you can formulate a strategy that results in the best offer or asking price a home.

I've put together this Community Market Report so that you can familiarize yourself with what is happening in the area. In the meantime, I will work to complete an analysis of surrounding market condition and any specific property that you are either considering to purchase or place on the market.

With my market analysis and your own hard look at what the market presently offers, we'll be in the best position to set an asking price that will attract the most interested buyers.



# Pricing / Offer Strategy

*Pricing makes up 80% of the work in selling a property. Because this plays such a vital role, you need an agent who executes a pricing/offer strategy flawlessly.*

This community market report is a snapshot of the area, based on the most recent data available. Because the real estate market is constantly changing with new listings, pending sales, closed sales, price reductions and expired listings, it can instantly be rendered obsolete by new listings or a change in price or status of a property. Thus it is important you stay up-to-date with how the market is moving.

Property valuation is either guesswork, or applied knowledge. Everyone has an opinion, but as long as you look at the correct information, your opinion will be robust and form a great base from which to fine tune.



## 3 RULES TO FOLLOW WHEN DETERMINING VALUE:

### RULE #1

Today's value is determined by today's competition (it's that simple).

A new property added to the market or removal of one, which has just sold changes the market. A buyer can now select the new property and the one that sold is no longer competing in today's market.

### RULE #2

Opinions on home value are meaningless unless they are backed up with facts (and they have to be the 'right' facts at that):

- » What similar homes historically sold for are facts.
- » What similar homes recently sold for are facts.
- » What similar homes you'll be competing against are facts.
- » What similar homes are failing to sell for are facts.

### RULE #3

'Recent' sold prices are more accurate than 'Historic' sold prices when it comes to assessing what buyers (in the market right now) would be willing to pay for your home.



*The formula we use for determining an asking price for the homes we list is simple: perform the most in-depth analysis of the market possible. As a result, our clients are more knowledgeable and able to make informed decisions as to the direction they wish to take when marketing their home.*

**Mark Hall, President**  
Atlanta Communities Real Estate  
Brokerage

## **A SOLID APPROACH**

**As we begin our research and analysis of a property, it is important you begin to familiarize yourself of what's happening with real estate surrounding the property.**

This report is the first stage of us assisting you with a pricing/offer strategy. We want to provide you an accurate up-to-date market snapshot so you can better understand certain variables that will likely affect your asking/offer price. It will help you to:

- » Look at supply and demand in your local community.
- » See how many homes are on the market, their average 'days on market', how many have sold recently, and how long they took to sell.
- » See the current average list price per sqft and the recent sold price per square foot - which can give you another benchmark for your pricing.
- » Have a feeling for how hot or cold the market you are entering into is.

The next few pages detail necessary steps to effectively establish an asking/offer price for your property. It further defines a pricing strategy to help you formulate a solid approach for being competitive in the market, whether as a seller or a buyer.





# The local market activity

*It's important to take into consideration any and all immediate properties in the surrounding area. Why a buyer chooses one property over another is not always clear. Thus you should have a clear understanding of what the market offers and how the property fairs in comparion.*

We take a structured and organized approach when conducting research for a property. To help understand how the market is performing, it's beneficial to segment the analysis around four axes: market, demand, supply and environment, and then ask the right questions.

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## STEP 1: BE INFORMED OF THE MARKET

As a first step, it is important to be informed about the market surrounding the home; having knowledge about the market volume, trends, likely progression. We help you understand this by providing the findings of:

- » What is the volume of the market? In particular, in terms of turnover, price points, and properties sold?
- » How is the market doing now, compared to 3, 6 and 12 months ago?
- » What are the current market trends?

## STEP 2: IDENTIFY BUYER INTERESTS AND DEMANDS

Understanding how the home compares to other properties on market with respect to buyer interests, helps us evaluate what the probability of a sell might be and if there is any potential to be capitalized on. In considering the demand, we look at:

- » What is the average or median showing history of the properties?
- » Are homes selling below, at or above offer prices?
- » What is the absorption rate of the current inventory?
- » What are the buyer's choice criteria? Are there important points to trigger a purchase?

## STEP 3: STUDY THE COMPETITION

The analysis of the competition consists of studying what the competing properties offer in the market. This can help identify any challenges and opportunities you might have to offer and gain competitive advantages.

- » What is your direct or indirect competition? What do they offer? What are the commonalities and differences between what is on the market and what your property will offer?
- » How long has the property been on the market? Has there been any market adjustments (i.e. price, offers, improvements, etc)?
- » What have other sellers done to attract buyer interests over their competition?

## STEP 4: DETERMINE ANY MARKET INFLUENCERS

This step involves identifying any outlying factors that may influence the market, such as interest rates, current or future development in the area, or any other element that may have an immediate impact.

- » Are there any changing demographics can impact home prices due to the age, income, and regional preferences of buyers?
- » What is the overall health of the economy? Broadly speaking, when the economy is sluggish, so is the real estate market.



# Importance of MLS Statuses

*Understanding what various MLS statuses mean is essential for making informed decisions and staying on top of market trends.*

Paying attention to statuses can shed light on how healthy a market is overall. For example, if there are fewer active listings, inventory (homes available for sale) could be tight, be in a seasonal shift, both leading to fewer sales. It could also indicate a seller's market.

Paying attention to how many pending and closed listings a market is very important. When these numbers are high, it typically signals a fast-paced market with plenty of sales, while lower numbers generally point to a slower market.

For example, if pending listings drop month over month, one could discern that limited housing inventory, high prices, and high mortgage rates could be factors.

Lastly, a higher-than-normal number of expired listings could indicate pricing problems or few buyers due to economic conditions.

Having a thorough understanding of the current market conditions allows us to adjust our marketing strategy accordingly to ensure we attract as much interests as possible, even if the market is less than ideal.

## CURRENT LISTINGS

One of the first forms of analysis that goes into formulating a pricing strategy is a close look at the current, active properties for sale. This helps give you insight into the local competition for prospective buyers. However, take care to note that these prices alone aren't used to determine your home's actual market value. The prices listed for other homes were created by those sellers, who can ask for any price they choose. This may not be accurate or relevant to your own property. The true market value of a house isn't shown until it is actually sold. This could end up being far less than the original asking price, depending on current market conditions.

## PENDING SALES

In addition to current listings, you need also look at properties pending sale. These are properties which used to be on the market, but are now under contract. They too shouldn't be used as a full comparison tool, since the deal is not yet closed and the contract price is not known. However, this information can be useful because it can give you some indication regarding where the market is going. If your own house is listed at a higher asking price than pending sales of similar properties, it could indicate that your property will remain on the market for a longer time period.

## "COMPETING" PROPERTIES

Competition refers to other properties (similar but not necessarily comparable) currently on the market that may attract buyers.

A 3 bedroom/2 bath home in a cul-de-sac, and a 4 bedroom /2 bath home on a highly traveled road that are priced closely to one another, might not be comparable in size, condition and amenities, but they are competing for the same buyers. It's therefore very important to keep an eye on the competition (as well as the comps).

Even though the "comps" may show that your house is worth one price, the pool of potential buyers will be looking at all the homes available on the market. You need to be aware of homes that not only are comparable to yours, but others that you are competing against.





## RECENT SOLDS

Another indication of which way the market is headed is looking at the similar properties to your own which have sold over the past three or so months. If a prospective buyer decides to hire a professional to appraise your home, they will take this information into consideration along with any pending sales to make a final decision. Comparable sales can be the most accurate tool in determining the asking price of your home.

## WITHDRAWN

There are many reasons why a property might be taken off of the market, but one of the primary reasons is if the asking price was too high to begin with. When comparing the asking prices of homes that have been taken off of the market, you'll note that the median price is higher than that of comparable sales. The following are a few reasons why someone might cancel their listing:

- » *Overpriced Property:* If a property is priced too high, it could result in a lack of genuine offers except for lowball quotes.
- » *Too Long on the Market:* If the property has sat on the market for too long, sellers may remove the listing and then relist it as a "new property."
- » *Change of Real Estate Agent:* If the seller has been unhappy with the efforts of their agent, they may choose to fire them and hire a new agent to represent the property. If you have been unhappy with an agent in the past, it's best to compare qualifications carefully by using free online tools such as the dashboard at LocalAgentFinder.
- » *A Remorseful Seller:* At times, a seller may change their mind due to sentimental or personal reasons and decide they wish to keep their home.
- » *Maintenance Requests:* A house inspection by a potential buyer could reveal the need for additional repairs or maintenance. If the seller decides that they do not wish to comply with these repairs, they may take the house off the market instead.

## EXPIRED

When taking the time to see the median price of expired homes, you'll notice that they tend to be inflated. The listed price could be quite ludicrous, which is a clear indicator of why the house never sold. However, there are other reasons why a listing could potentially expire. If the house was reasonably priced but poorly marketed, or if it was in need of urgent repair, these could also contribute to the house listing expiring. Some properties will be relisted on the market under a different real estate agent.





By providing a deeper knowledge of the real estate market, our clients gain valuable insight that helps them formulate a successful pricing strategy.

Our reports keep you informed about any changes in your local real estate market that could impact the sale of your home.

## COMMUNITY MARKET REPORT

The first step in determining the market value of your home is to evaluate the surrounding area. This assessment takes into account ALL current activity on the market, as well as looking at month-to-month and year-over-year trends.

It is important all property types and status' are included in this initial report; giving you insight into the local competition For prospective buyers.

## COMPARABLE MARKET ANALYSIS (CMA)

While we won't be able to complete the most accurate assessment of your home until we've seen it in person, we will come prepared with an initial CMA.

We will figure a market range For your property based on comparable properties. Our research includes up to six different valuation benchmarks based on what we know of the market and your property. This differs considerably From the typical agent who uses only one to two benchmarks.

## ONGONG MARKET REPORTING

The third step in our pricing strategy is to provide ongoing reporting of the market. We update the CMA every week while the home is on the market.

We report to you the activity every week with updates on Solds, Actives, Price Changes, Pendings and Expired. We summarize the information both for the week and cummulative since listing your property.



# Your community market report

*The following report is a snapshot of all the activity surrounding your property. This will help you identify the "pulse of the market" and better understand on a deeper level the market you're entering.*

## MARKET SNAPSHOTS

**Estimated Home Values** — Average estimated home values, based on the AVMs and RVMs for properties in the area.

**12-Month Change in Estimated Values** — Change in estimated home values over the past 12 months, based on the AVMs and RVMs for properties in the area.

**Statistical Graphs and Heatmaps** — Market activity charts by property type, volume, pricing trends and market time.

**Sales Price** — Average sales price for properties sold in the previous six months.

**List Price** — Average list price for properties sold in the previous six months.

**Summary Stats** — Summary of New Listings, Pending Listings, Price Changes, Recently Sold and Expired Listings.

## ABOUT RPR

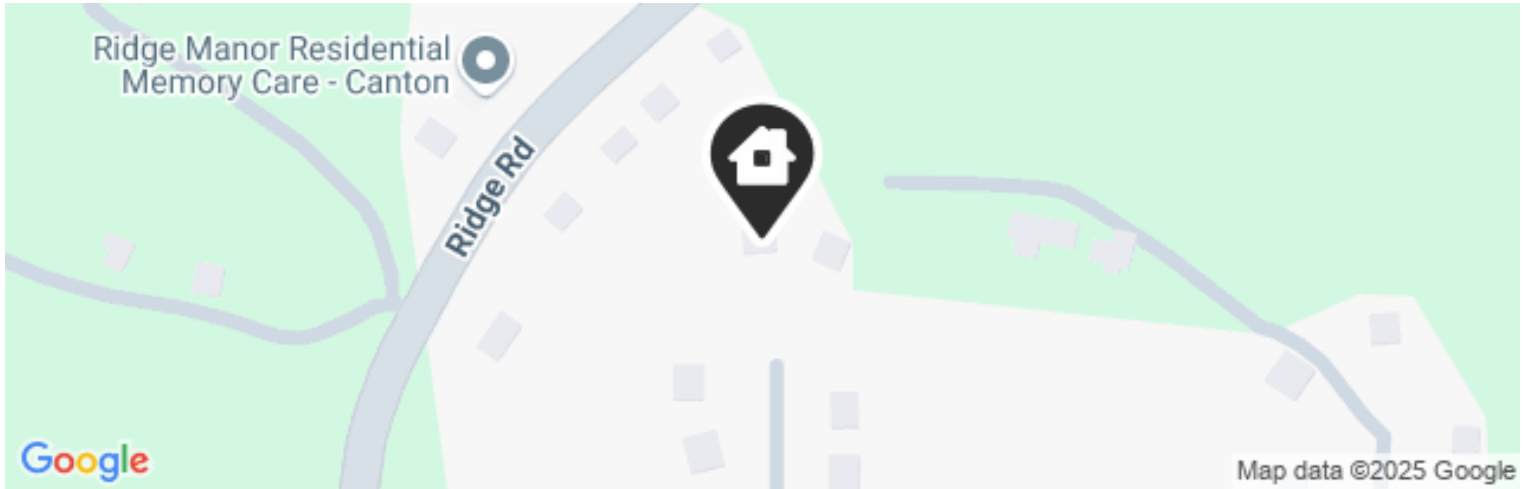
The following report has been pulled using a proprietary tool, **Realtors Property Resource (RPR)** — RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- » **Listing data** from FMLS and GMLS, and related calculations, like estimated value for a property or median sales price for a local market.
- » **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- » **Market conditions and forecasts** based on listing and public records data.





# 423 Eagle Ridge Trl, Canton, GA 30114



Legend:  Subject Property

● Active • New, Active: 3/25/2025

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

## Home Facts

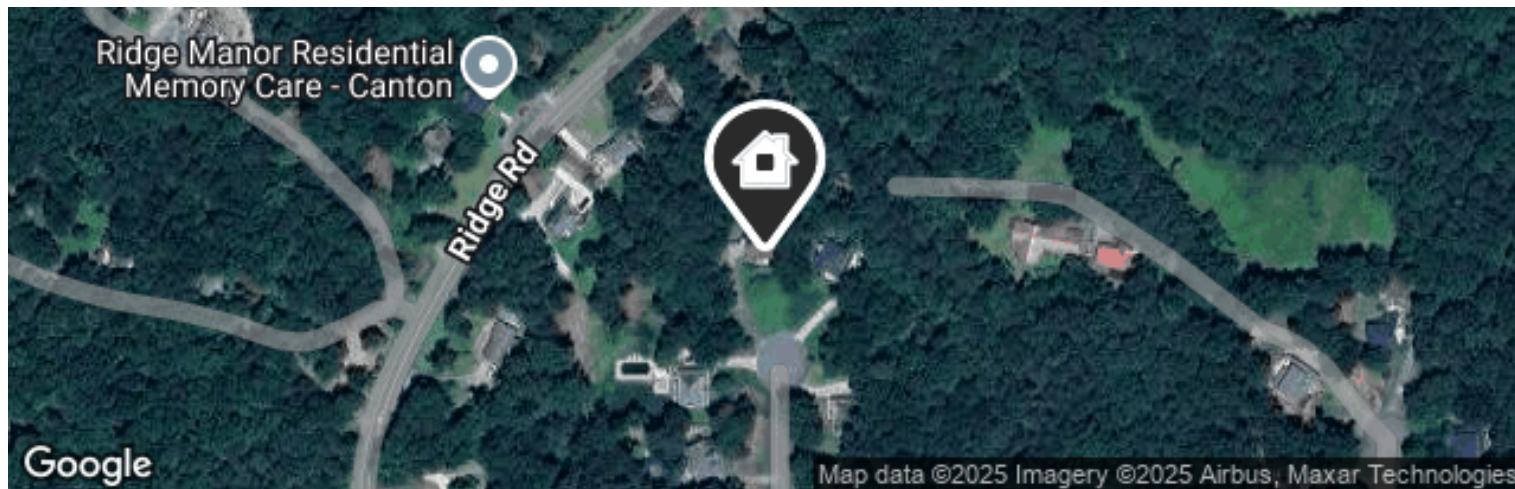
### Public Remarks

True rocking chair front porch welcomes you to this immaculate, 4 bed, 2 1/2 bath home on a basement, in a cul-de-sac, with so many updates! New roof and gutters, new exterior paint, fresh, new interior paint, all floors refinished, all carpet replaced, new quartz counter-tops throughout, new cabinet doors and hardware, new rear deck, and more. Large Foyer greets you as you enter the home with 9 ft ceilings on main level. All 3/4 in. hardwood floors on the main have been refinished. Elegant Dining Room has crown molding, chair railing, and plenty of room for entertaining. Separate Living Rm great for formal space or possible office. The Eat-In Kitchen had a major face-lift with new quartz counter tops, new cabinet doors, door hardware, sink, faucet, and stainless steel appliances. Large Breakfast area with lots of natural lighting looks out onto the private, fenced back yard. Family room is roomy with elegant stacked-stone fireplace with gas logs and opens onto the large back deck. Oversize Master bedroom has double-trey ceiling. French doors open to the Master bath with walk-in closet, new quartz counter tops, double vanity, garden tub, new LVP flooring, new lighting, new faucet fixtures, sep. toilet area, and vaulted ceiling. Secondary bedrooms are roomy and one has walk-in closet. Hall bath also has new quartz counter-top, LVP flooring, cabinet doors, lighting, and faucet fixtures. Basement is framed for more finished space. Insulated garage doors and openers were installed recently. Close to great schools, great shopping, and easy access to I-575 for quick commute. You will love this home!

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	—
Property Subtype	Single Family Residential	Single Family Residence	—
Bedrooms	4	4	—
Total Baths	3	3	—
Full Baths	2	3	—
Partial Baths	1	—	—
Living Area (sq ft)	2,272	2,272	—
Building Area (sq ft)	2,272	2,272	—
Lot Size	—	0.65 acres	—
Lot Dimensions	—	x	—
Garage (spaces)	0	2	—
Pool	—	None	—
Year Built	1995	1995	—
Style	Ranch/Rambler	—	—
Roofing	Wood Shake / Shingles	Composition, Shingle	—
Heating	Forced Air Unit	Central, Forced Air, Natural Gas	—
Cooling	Central	Ceiling Fans, Central Air	—
Fireplaces	1	1	—
Basement	Unfinished Basement	Unfinished	—
Foundation	Footing	Concrete Perimeter	—
Construction	—	Cement	—
Exterior Walls	Wood	—	—
Number of Units	0	—	—
Number of Stories	2 story with Basement	Two	—



# Extended Home Facts



Legend:  Subject Property

## Interior Features

<b>Appliance</b>	Gas Water Heater, Refrigerator, Gas Range, Dishwasher, Microwave
<b>Basement</b>	Unfinished
<b>Cooling</b>	Ceiling Fans, Central Air
<b>Fireplace</b>	Family Room
<b>Floor</b>	Carpet, Hardwood
<b>Heating</b>	Forced Air, Central, Natural Gas
<b>Laundry</b>	Upper Level, In Hallway
<b>General</b>	Disappearing Attic Stairs, Double Vanity, Walk-In Closet, Entrance-Foyer, 9 Foot Ceilings , High Speed Internet Available, Tray Ceiling
<b>Window</b>	Window Treatments, Insulated Windows
<b>Room Details</b>	Living Room

## Interior Details

<b>Basement Unfinished</b>	1060 sq ft
<b>Floor Cover</b>	Hardwood, Carpet
<b>Interior Walls</b>	Gypsum Board/Drywall/Sheetrock/Wallboard
<b>Porch - Open</b>	220 sq ft

## Exterior Features

<b>Construction</b>	Cement
<b>Fence</b>	Chain Link, Wood, Back Yard
<b>Foundation</b>	Concrete Perimeter
<b>Horse Property</b>	None
<b>Patio</b>	Front Porch, Deck
<b>Roof</b>	Shingle, Composition
<b>Security</b>	None
<b>Pool</b>	None

## Exterior Details

<b>Neighborhood Code</b>	12030
<b>Roof Type</b>	Gable

Road	Asphalt
Water Front	None
Parking	Garage Door Opener, Garage Faces Side, Garage
Sewer	Septic Tank
Levels	Two
Utilities	Phone Available, Natural Gas Available, Cable Available, Electric - Available, Water Available
General	Rear Stairs, None, Private Yard
Lot Size Dimensions	x

## Location Details

Directions to Property	I-575 North to Sixes Rd/exit 12. Left onto Sixes Rd. Right on Ridge Rd. Next right on Ridge Dr. Immediate left on Eagle Ridge Dr. Left on Eagle Ridge Lane. Next left on Eagle Ridge Trail to home in cul-de-sac.
Subdivision	Eagle Ridge
Zoning	R-20
Location Features	Wooded, Front Yard, Cul-De-Sac, Back Yard

## Other Details

Building Condition	Average
Wood Deck	216
Paving (only used when Asphalt or Concrete not specified)	1800

## Homeowners Association Info

Association	No
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## Schools (from Listing Data)

Elementary School	Sixes Elementary School
Middle School	Freedom - Cherokee
High School	Woodstock High School

## (based on location)

Elementary School	Sixes Elementary School
Middle School	Freedom Middle School
High School	Woodstock High School
School District	Cherokee County School District



## Neighborhood: Housing Stats and Charts

	30114	Cherokee County	Georgia	USA
Median Estimated Home Value	\$483K	\$471K	\$368K	\$368K
Estimated Home Value 12-Month Change	+1.7%	+2.7%	+2.3%	+2.3%
Median List Price	\$560K	\$576K	\$385K	—
List Price 1-Month Change	+1.8%	+4.7%	+2.1%	—
List Price 12-Month Change	+1.8%	-0.8%	+6.9%	—
Median Home Age	24	26	37	44
Own	68%	77%	65%	65%
Rent	32%	23%	35%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$923M	\$14.7B	\$365B
% Change in Permits for All Buildings	—	-13%	-6%	-6%
% Change in \$ Value for All Buildings	—	+8%	-8%	-5%

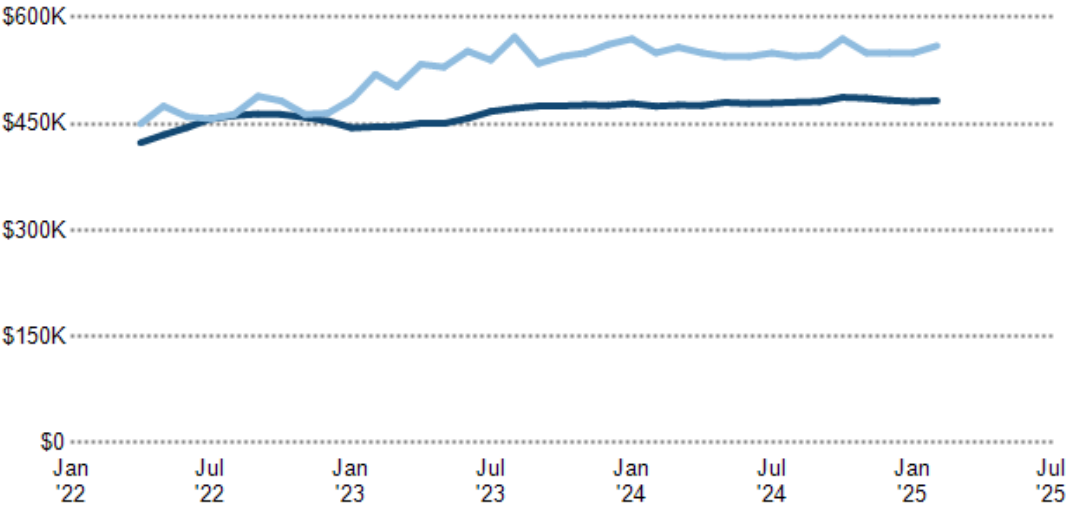
### Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



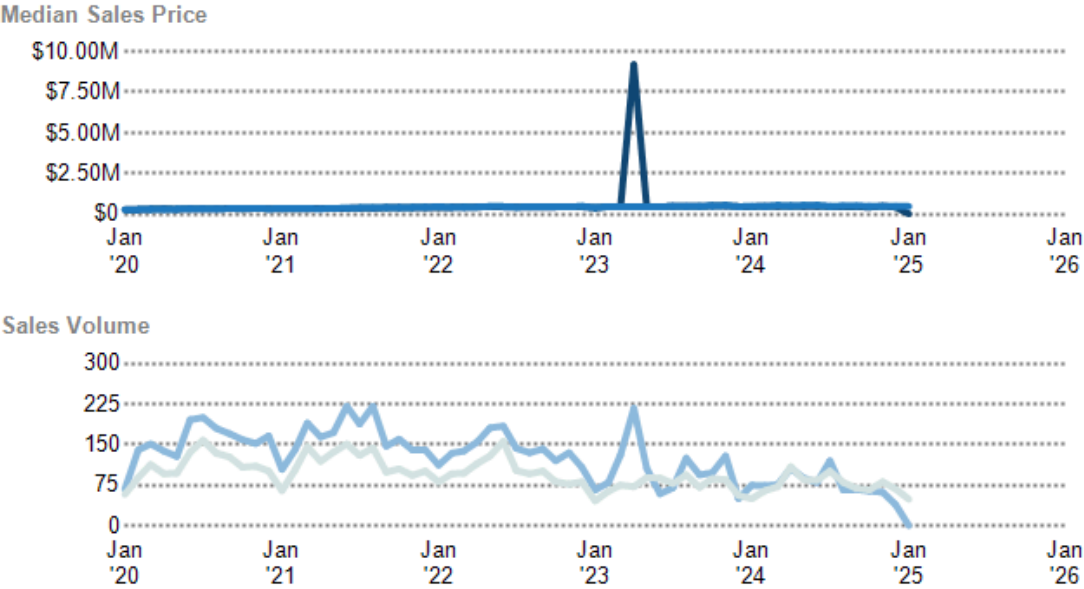
## Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



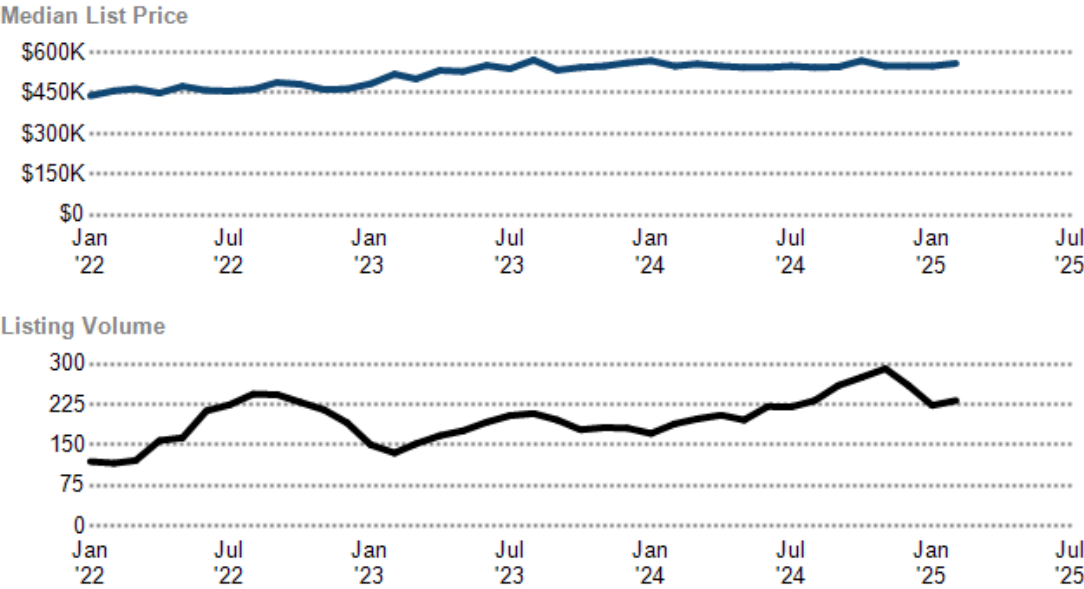
## Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median List Price
- Listing Volume



## Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType





## Inventory of Distressed Listings

Foreclosure 2

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

 Inventory of Distressed Listings

## Median Sales Price by Square Footage

2,200 - 2,400 sq. ft. \$499,000

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 Comps

## Price per Bedroom of Comps Sold

\$100K - \$125K 1

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 Comps

## Price per Square Foot of Comps Sold



This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

Comps

## Price Range of Comps Sold



This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

Comps

## Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

This Property

Comps



## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count By Living Area



Number of Bedrooms in  
Homes Sold

This chart shows the distribution of  
homes reported sold in the past three  
months, compared by the number of  
bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom





## Neighborhood: People Stats and Charts

	30114	Cherokee County	Georgia	USA
Population	56.9K	269K	10.7M	331M
Population Density per Sq Mi	708	638	186	93.6
Population Change since 2020	+9.5%	+7.5%	+3%	0%
Median Age	39	40	37	39
Male / Female Ratio	51%	50%	49%	50%

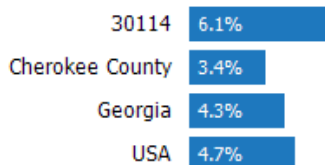
## Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

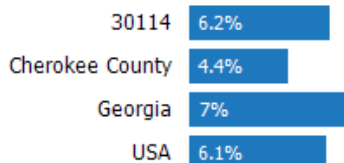
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

### Less Than 9th Grade



### 9-12th Grade/No Diploma



### High School Graduate



### Associate Degree



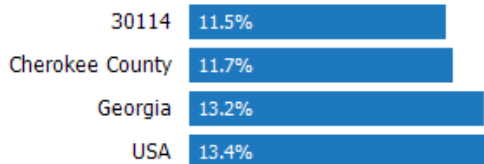
### Bachelor's Degree



### At Least a College Education



### Grad/Professional Degree



## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30114



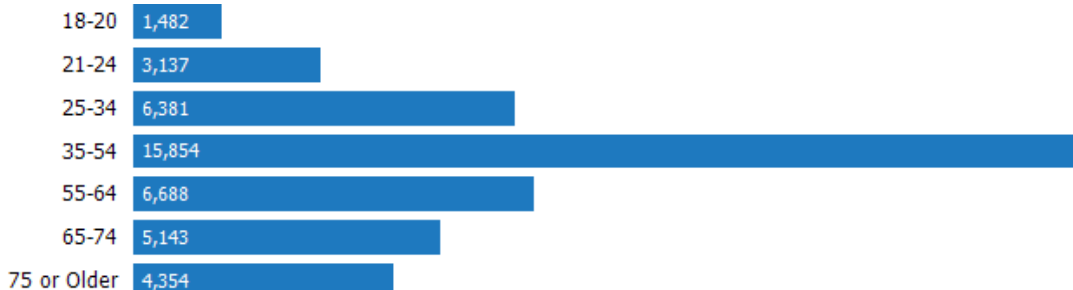
## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30114



## Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30114



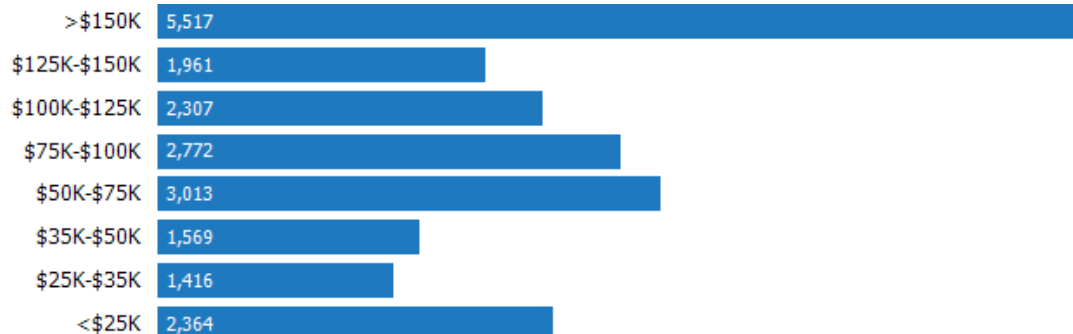
## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

30114






Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



 Cherokee County

## Neighborhood: Economic Stats and Charts

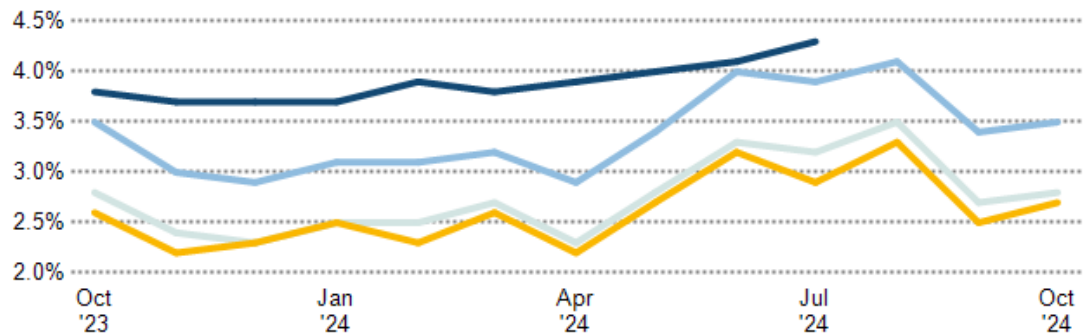
	30114	Cherokee County	Georgia	USA
<b>Income Per Capita</b>	\$44,934	\$45,334	\$37,836	\$41,261
<b>Median Household Income</b>	\$93,917	\$100,824	\$71,355	\$75,149
<b>Unemployment Rate</b>	—	2.8%	3.5%	4.3%
<b>Unemployment Number</b>	—	4.16K	191K	7.16M
<b>Employment Number</b>	—	142K	5.22M	—
<b>Labor Force Number</b>	—	147K	5.41M	168M

### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

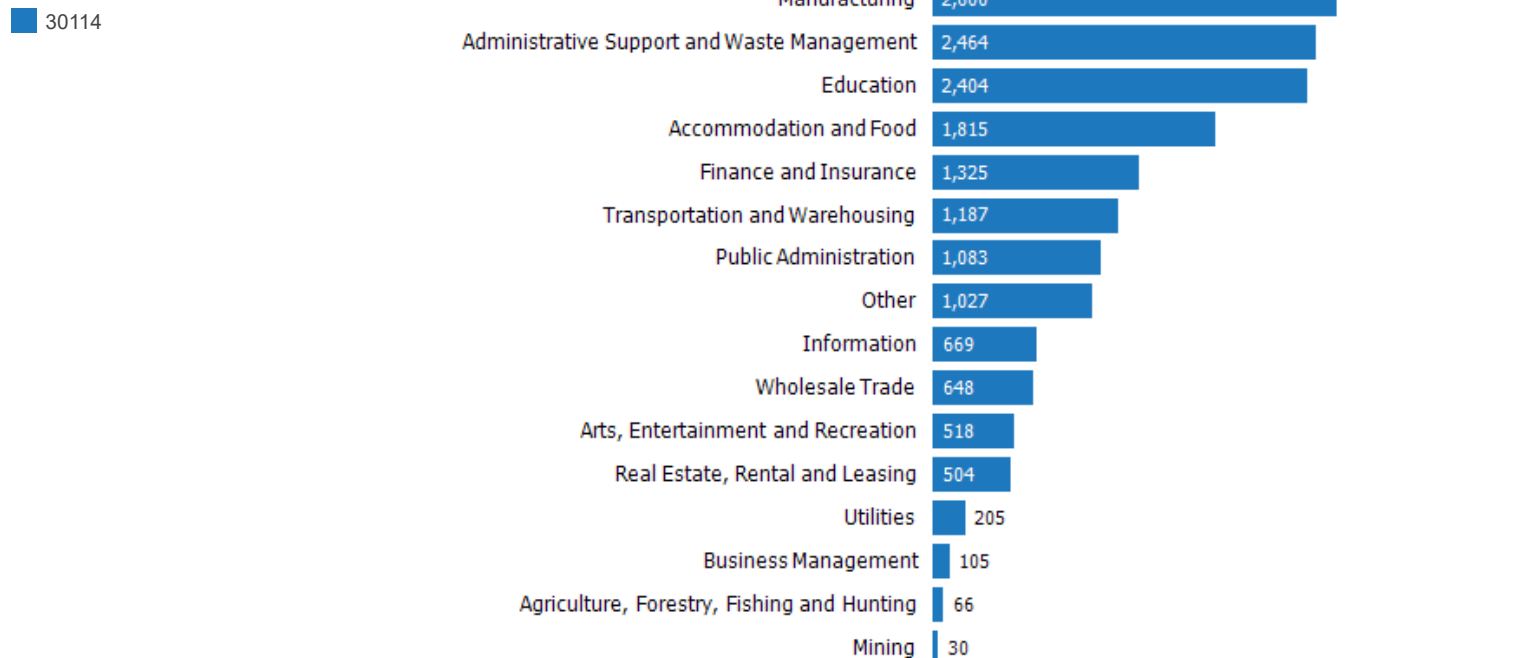


### Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



## Neighborhood: Quality of Life Stats and Charts

### Quality of Life in 30114

	30114	Cherokee County	Georgia	USA
Elevation (in feet)	1,056	1,068	497	—
Annual Rainfall (in inches)	60	60	52.95	—
Annual Snowfall (in inches)	1.56	1.57	1.63	—
Days of Full Sun (per year)	113	112	109	—
Travel Time to Work (in minutes)	—	33	28	27
Water Quality - Health Violations	—	0	—	—
Water Quality - Monitoring and Report Violations	—	1	—	—
Superfund Sites	0	0	27	2,466
Brownfield Sites	No	No	Yes	—

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



30114

### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



30114

### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



30114



# School: Sixes Elementary School

## School Details

**Name**  
Sixes Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
PK, K-5

**School District**  
Cherokee County  
Schools

**Address**  
20 Ridge Rd, Canton, GA  
30114

**Phone**  
(770) 721-5840

## School Facts

### Sixes Elementary School

### Cherokee County Schools

#### Overall Grade

A

A

#### Total Enrollment

714

41,891

#### Students per Teacher

15:1

17:1

#### Students in Free Lunch Program

15%

30%

#### Academic Grade

A

A

#### Average GPA

—

3.54 (out of 7736 responses)

#### Math Proficiency

72%

51%

#### Reading Proficiency

61%

49%

#### Gifted Students

13%

—

#### AP Enrollments

—

—

#### Graduation Rate

—

91%

#### Average ACT Score

—

26 (out of 1739 responses)

#### Average SAT Score

—

1,200 (out of 2598 responses)

#### Teacher Grade

A

A-

#### Average Teacher Salary

\$63,103

\$63,103

#### Teachers in 1st or 2nd Year

6%

6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly

## School: Freedom - Cherokee

### School Details

**Name**  
Freedom - Cherokee

**Level**  
Middle

**Type**  
—

**Grades Served**  
—

**School District**  
—

**Address**  
Address not available

**Phone**

### School Facts

**Freedom - Cherokee**

—

#### Overall Grade

Total Enrollment

—

—

Students per Teacher

Students in Free Lunch Program

—

—

#### Academic Grade

Average GPA

—

—

Math Proficiency

—

—

Reading Proficiency

—

—

Gifted Students

—

—

AP Enrollments

—

—

Graduation Rate

—

—

Average ACT Score

—

—

Average SAT Score

—

—

#### Teacher Grade

Average Teacher Salary

—

—

Teachers in 1st or 2nd Year

—

—

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly

## School: Freedom Middle School

### School Details

**Name**  
Freedom Middle School

**Level**  
Middle

**Type**  
Public

**Grades Served**  
6-8

**School District**  
Cherokee County  
Schools

**Address**  
10550 Bells Ferry Rd,  
Canton, GA 30114

**Phone**  
(770) 704-1100

### School Facts

#### Freedom Middle School

#### Cherokee County Schools

#### Overall Grade

**A-**
**A**

Total Enrollment

**922**
**41,891**

Students per Teacher

**14:1**
**17:1**

Students in Free Lunch Program

**19%**
**30%**

#### Academic Grade

**A-**
**A**

Average GPA

**-**
**3.54 (out of 7736 responses)**

Math Proficiency

**50%**
**51%**

Reading Proficiency

**51%**
**49%**

Gifted Students

**18%**
**-**

AP Enrollments

**-**
**-**

Graduation Rate

**-**
**91%**

Average ACT Score

**-**
**26 (out of 1739 responses)**

Average SAT Score

**-**
**1,200 (out of 2598 responses)**

#### Teacher Grade

**B+**
**A-**

Average Teacher Salary

**\$63,103**
**\$63,103**

Teachers in 1st or 2nd Year

**4%**
**6%**

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche    Update Frequency: Quarterly*



# School: Woodstock High School

## School Details

**Name**  
Woodstock High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Cherokee County  
Schools

**Address**  
2010 Towne Lake Hills  
South Dr, Woodstock, GA  
30189

**Phone**  
(770) 721-3000

## School Facts

### Woodstock High School

### Cherokee County Schools

#### Overall Grade

A-

A

#### Total Enrollment

2,044

41,891

#### Students per Teacher

15:1

17:1

#### Students in Free Lunch Program

25%

30%

#### Academic Grade

A-

A

#### Average GPA

3.51 (out of 1316  
responses)

3.54 (out of 7736  
responses)

#### Math Proficiency

39%

51%

#### Reading Proficiency

57%

49%

#### Gifted Students

19%

—

#### AP Enrollments

—

—

#### Graduation Rate

94%

91%

#### Average ACT Score

26 (out of 285 responses)

26 (out of 1739 responses)

#### Average SAT Score

1,200 (out of 459  
responses)

1,200 (out of 2598  
responses)

#### Teacher Grade

B

A-

#### Average Teacher Salary

\$63,103

\$63,103

#### Teachers in 1st or 2nd Year

5%

6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly

## Community Reviews for this School

Posted: 12/31/2024 by Senior

I have been at this school for 4 years, and there's not really any much complaints. The biggest thing I would say is that it's the kids there that make the environment a bit harder compared to the school itself.

---

Posted: 12/17/2024 by Alum

The best part of Woodstock High School is the student body. They make it very easy to become involved within the school and never leave anyone out. Another thing I loved about Woodstock High was how good the food was. I never had a problem or had to second guess anything that I was eating. One thing I believe could be improved in the school is the disciplinary action taken by some of the staff. Personally, I never had any problems with getting in trouble. But I felt like sometimes there were staff that seemed to have personal grudges against students and tried to give them a harder time. Overall, I myself, along with all of my friends, had a great time at Woodstock High School.

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Posted: 12/7/2024 by Senior

Family over everything. The three words we stand by at Woodstock High School yet it's hard to perceive if in reality these words are true. Although the faculty and staff make school a wonderful experience, some students can change that completely. In my four years at Woodstock I've been through a lot of change each year. My freshman year, and definitely my worst year, I struggled to find my people and a sense of community which took a toll of my mental health and physical health. Luckily I had two friends who persuaded me to join marching band and from the second I joined my high school experience changed completely. Being in the band has gave me a sense of community which feels like a second home. I've had the best experiences of my life with the band, within rehearsals, competitions, football games, non school band related events, etc, and I couldn't be more grateful. I think Woodstock is a great school with good opportunities once you find your crowd.

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Posted: 11/1/2024 by Junior

I love Woodstock High School and all of the opportunities that it has provided me with. Woodstock has given me the ability to make connections for my future career, earn AP credit, participate in countless clubs, and expand my knowledge base. I would like to see more chances for leadership and community outreach!

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Posted: 8/20/2024 by Senior

It's overall a pretty decent school. I wouldn't say the best, but it's not the worst. Some of the policies I don't agree with, but that's not abnormal when it comes to a student-school relationship