

Oconee County, GA

County · GA · Georgia

BALANCED MARKET

\$613K

MEDIAN SALE PRICE

+11.3%

1-YR CHANGE

545

SALES (12 MO)

\$560K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



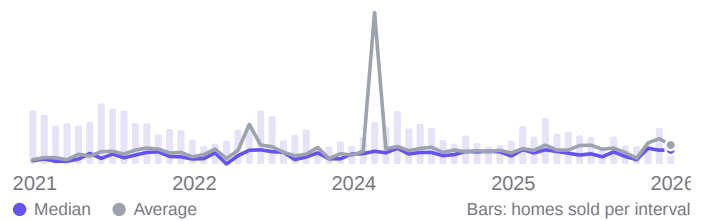
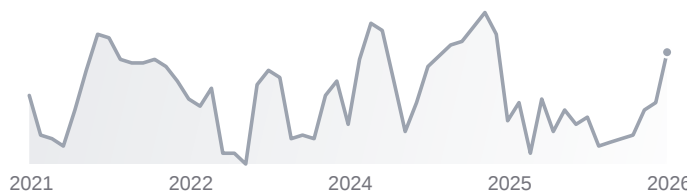
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$605K · Average \$695K

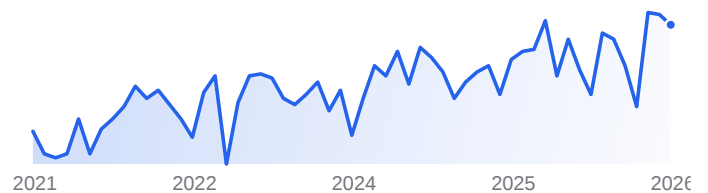
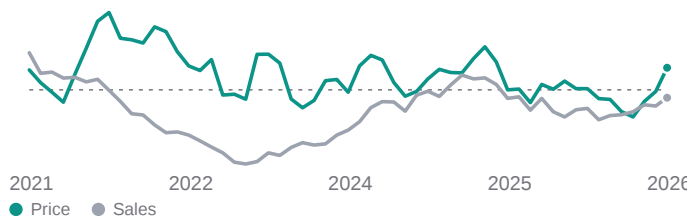


Growth (year over year)

Price +11.3% · Sales -4.0%

Price per square foot

\$246/ft²

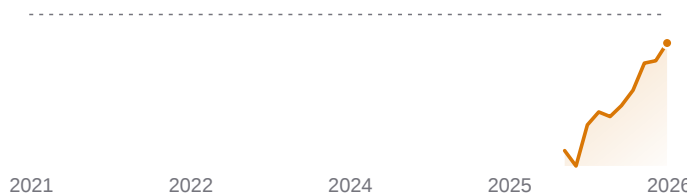


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

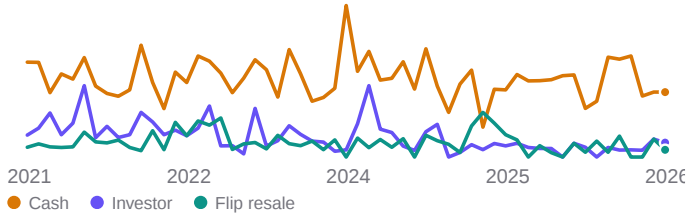
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 6.5% · Flip resale 3.2%



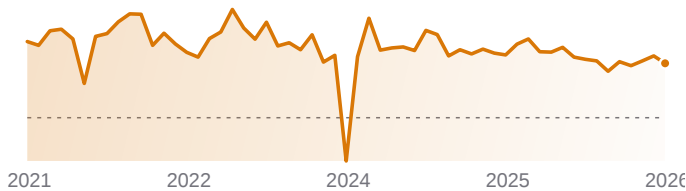
Sellers who sold at a gain

100%

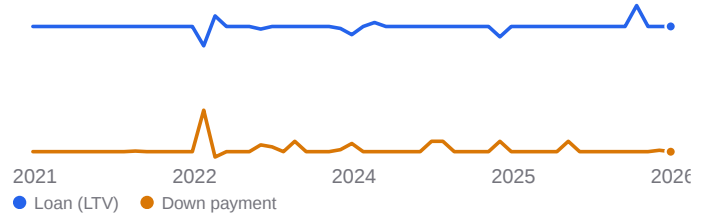


Median annualized return at resale

+6.8%

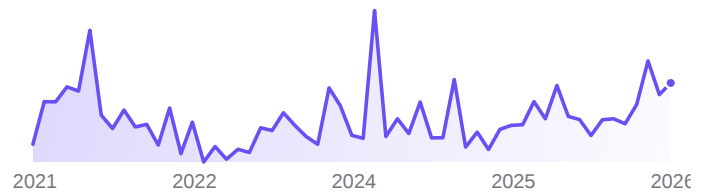


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,669
Median value (AVM)	\$560K
Median size	2,366 ft²
Median bedrooms	4
Median year built	1999
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	16%
Median loan-to-value	41%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	45,121
Density	245 / mi²
Median household income	\$115K
Average household income	\$151K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	62
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	3.9%
Unemployment	1.0%
Average temp	62°F
Annual precip	50 in
Sunshine	61%

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