

Oglethorpe County, GA

County · GA · Georgia

BALANCED MARKET

\$295K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

206

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



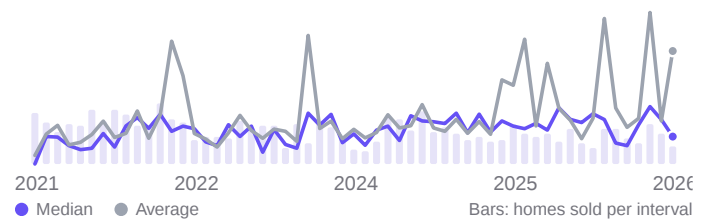
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$235K · Average \$563K

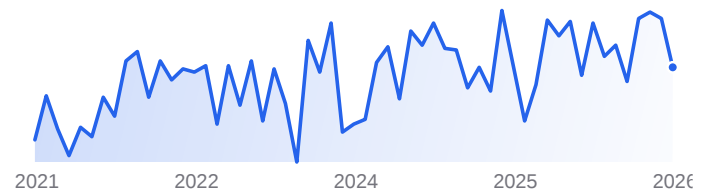
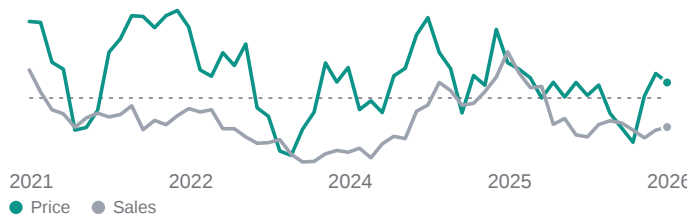


Growth (year over year)

Price +7.2% · Sales -13.4%

Price per square foot

\$160/ft²

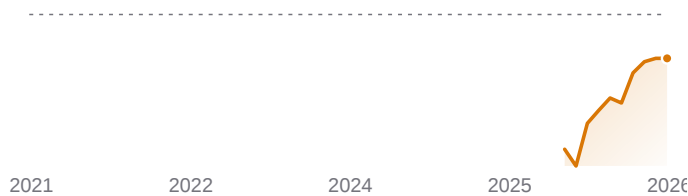


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

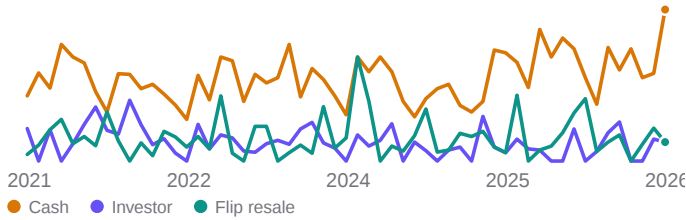
3.1%



BUYERS & OUTCOMES

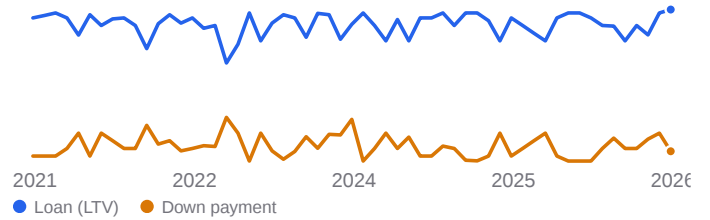
Buyer mix

Cash 73% · Investor 9.1% · Flip resale 9.1%



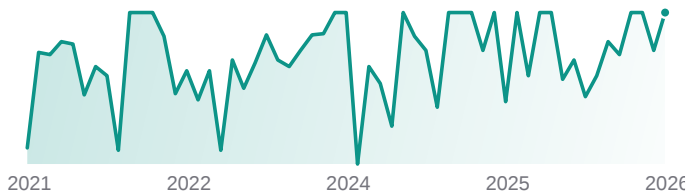
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 8.2%



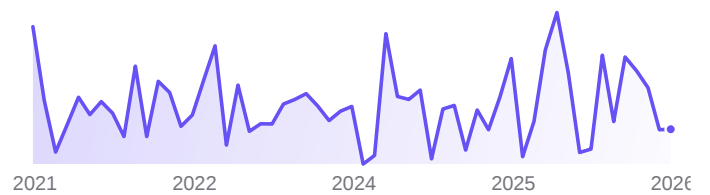
Sellers who sold at a gain

100%



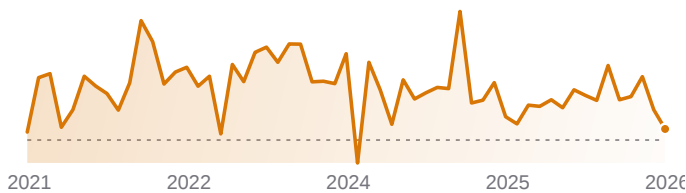
Typical hold before selling

2.5 yrs



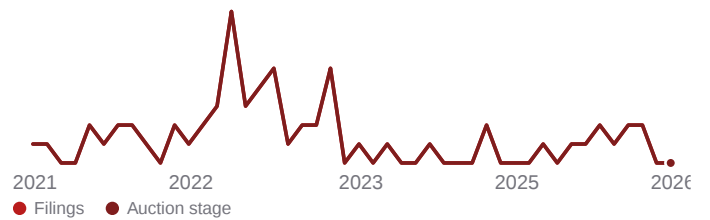
Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,745
Median value (AVM)	\$305K
Median size	1,641 ft²
Median bedrooms	3
Median year built	1994
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	9.3%
Median loan-to-value	30%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	16,334
Density	37 / mi²
Median household income	\$67K
Average household income	\$78K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	69
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	12.4%
Unemployment	0.8%
Average temp	62°F
Annual precip	49 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.