

Walton County, GA

County · GA · Georgia

BUYER'S MARKET

\$370K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

1,227

SALES (12 MO)

\$378K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



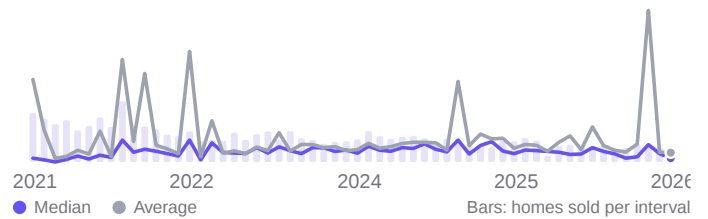
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$330K · Average \$367K

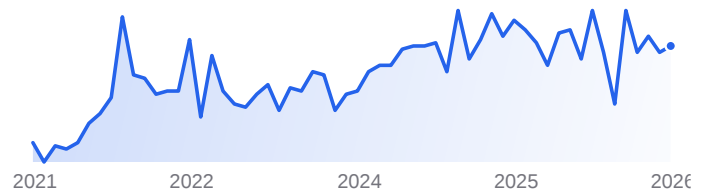
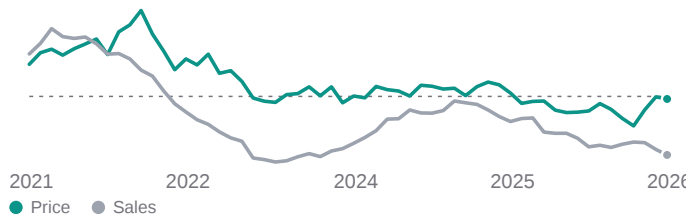


Growth (year over year)

Price -1.4% · Sales -32.8%

Price per square foot

\$190/ft²

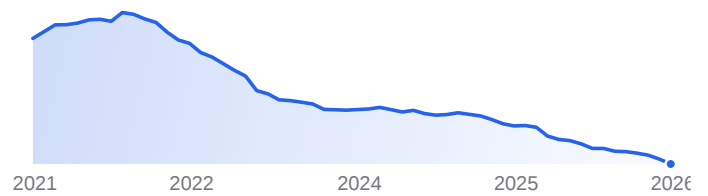


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

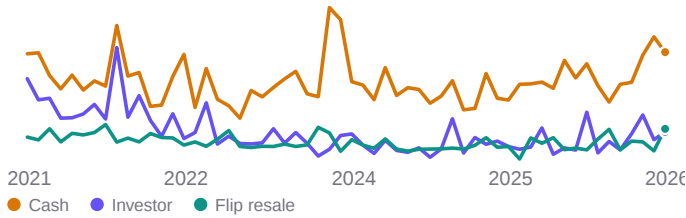
3.4%



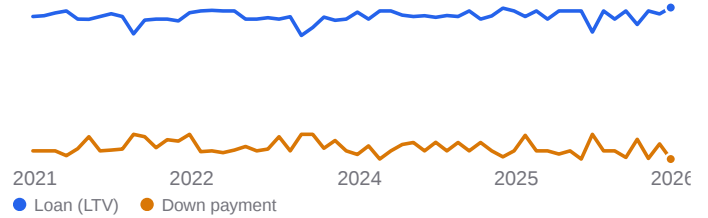
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 15% · Flip resale 17%

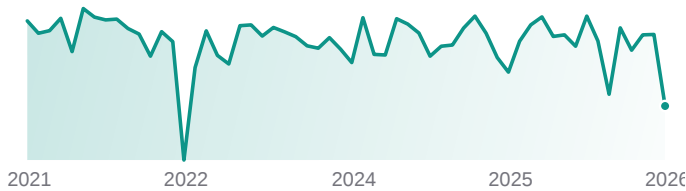


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



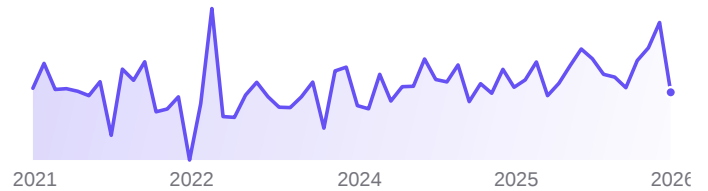
Sellers who sold at a gain

71%



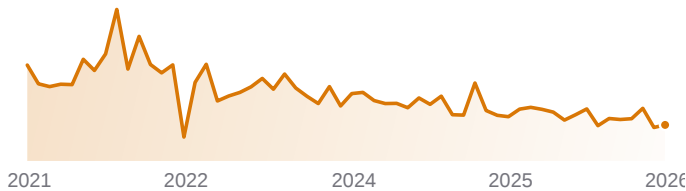
Typical hold before selling

3.6 yrs



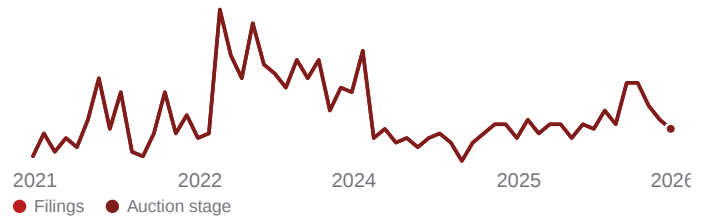
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	35,788
Median value (AVM)	\$378K
Median size	2,000 ft²
Median bedrooms	5
Median year built	1999
Single family	93%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	86%
Company owned	13%
Median loan-to-value	46%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	111,323
Density	341 / mi²
Median household income	\$79K
Average household income	\$100K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	52
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	13.3%
Unemployment	1.0%
Average temp	61°F
Annual precip	52 in
Sunshine	61%

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