

Social Circle 30025

ZIP code · GA · Georgia · Walton County · Social Circle

BALANCED MARKET

\$440K

MEDIAN SALE PRICE

+21.1%

1-YR CHANGE

125

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



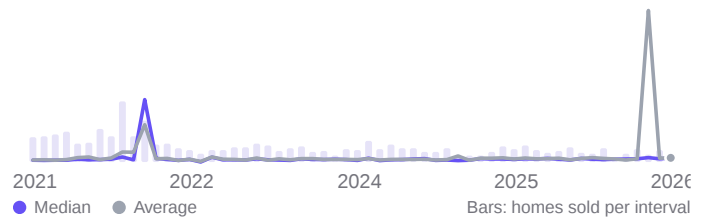
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$449K · Average \$469K

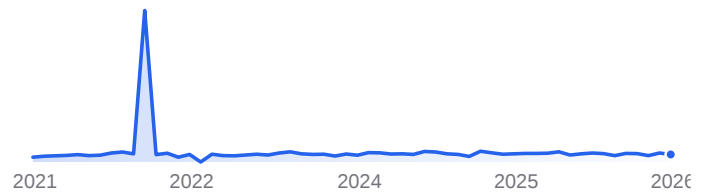
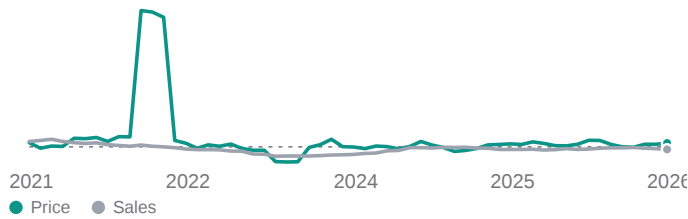


Growth (year over year)

Price +21.1% · Sales -15.0%

Price per square foot

\$169/ft²

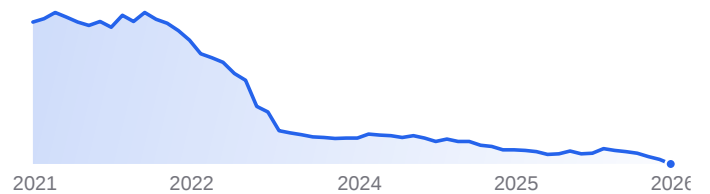
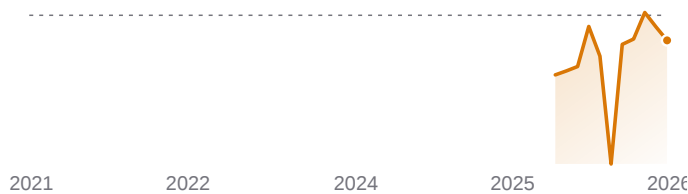


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

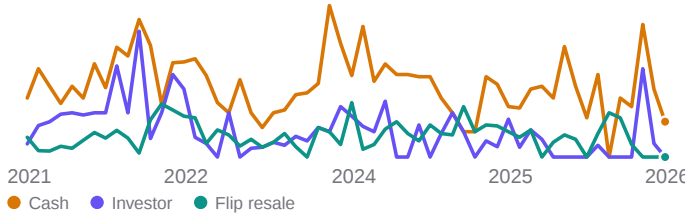
3.2%



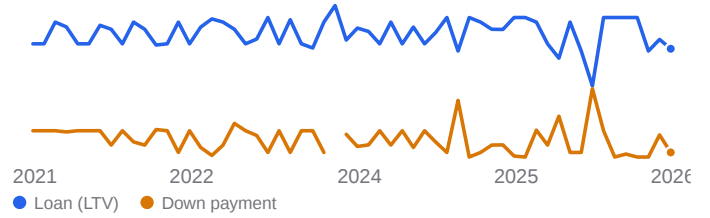
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

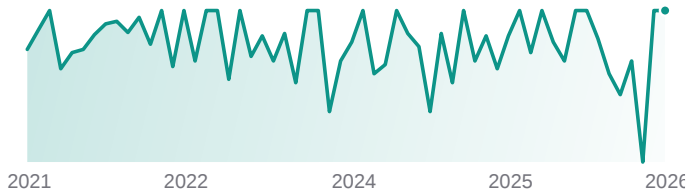


Financing (share of purchase price) Loan (LTV) 77% · Down payment 5.0%



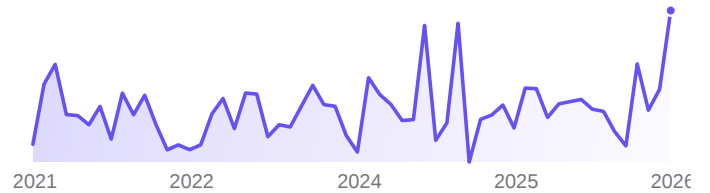
Sellers who sold at a gain

100%



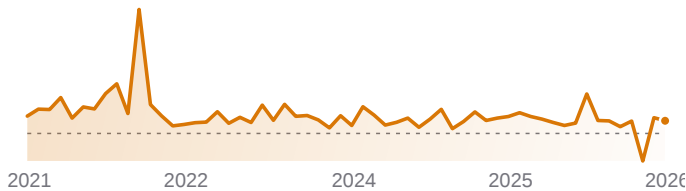
Typical hold before selling

10.5 yrs



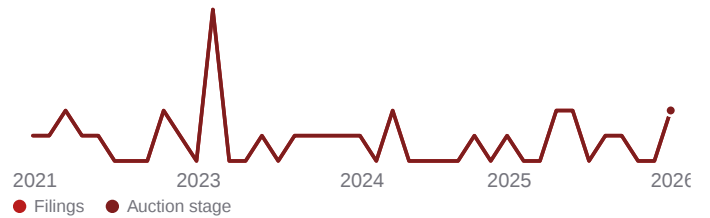
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,927
Median value (AVM)	\$364K
Median size	1,920 ft²
Median bedrooms	4
Median year built	1998
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	84%
Company owned	15%
Median loan-to-value	43%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	12,114
Density	171 / mi²
Median household income	\$85K
Average household income	\$109K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	51
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	6.4%
Unemployment	1.0%
Average temp	62°F
Annual precip	51 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.