

Arnoldsville 30619

ZIP code · GA · Georgia · Oglethorpe County · Arnoldsville

STRONG SELLER'S MARKET

\$467K

MEDIAN SALE PRICE

+92.7%

1-YR CHANGE

30

SALES (12 MO)

\$348K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

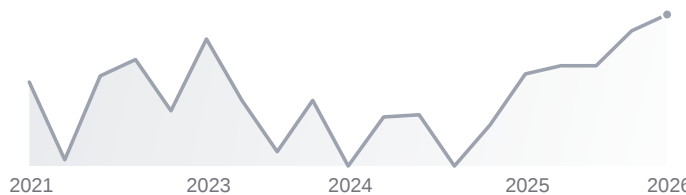
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

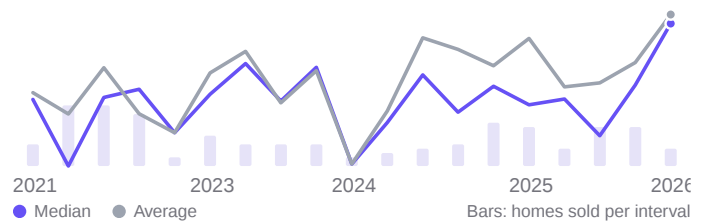
Market temperature (0–100)

84 / 100



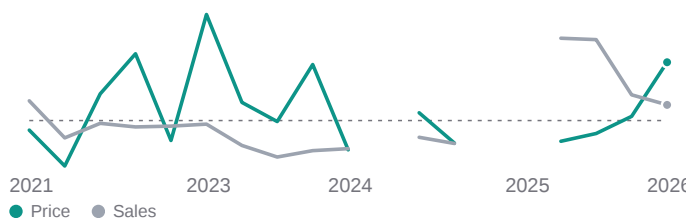
Sale prices

Median \$409K · Average \$426K



Growth (year over year)

Price +92.7% · Sales +25.0%



Price per square foot

\$199/ft²



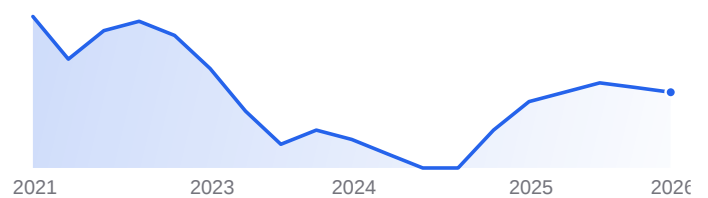
Sale premium vs estimated value

+8.9%



Annual turnover (share of homes sold)

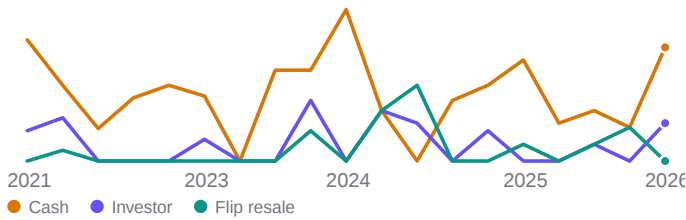
4.2%



BUYERS & OUTCOMES

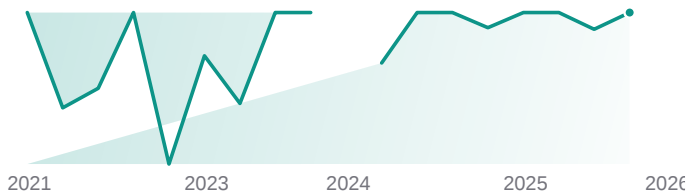
Buyer mix

Cash 75% · Investor 25% · Flip resale 0%



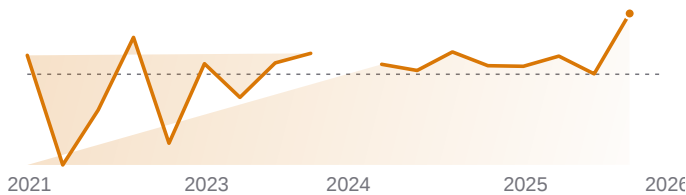
Sellers who sold at a gain

100%

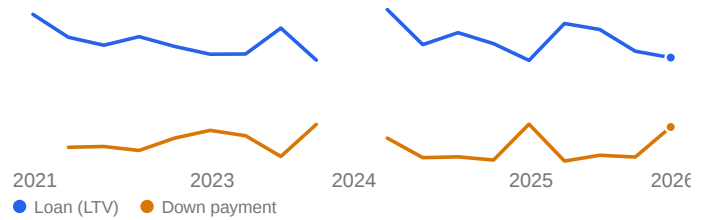


Median annualized return at resale

+26.9%

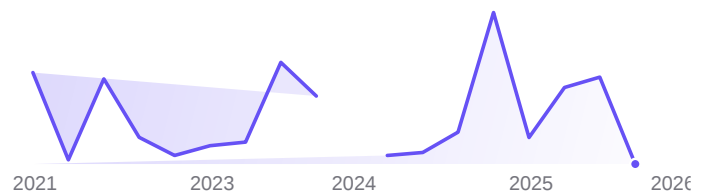


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



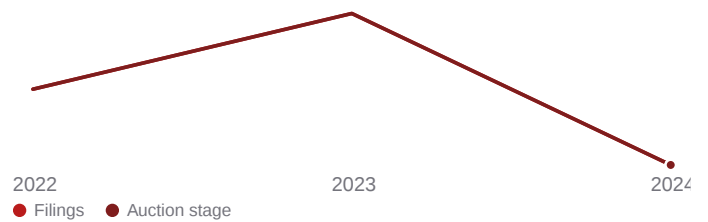
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	713
Median value (AVM)	\$348K
Median size	1,808 ft²
Median bedrooms	3
Median year built	1995
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	10%
Median loan-to-value	35%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	1,446
Density	55 / mi²
Median household income	\$61K
Average household income	\$70K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	67
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	16.1%
Unemployment	0.8%
Average temp	62°F
Annual precip	49 in
Sunshine	61%

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