

Bishop 30621

ZIP code · GA · Georgia · Oconee County · Bishop

BALANCED MARKET

\$714K

MEDIAN SALE PRICE

+33.5%

1-YR CHANGE

61

SALES (12 MO)

\$610K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



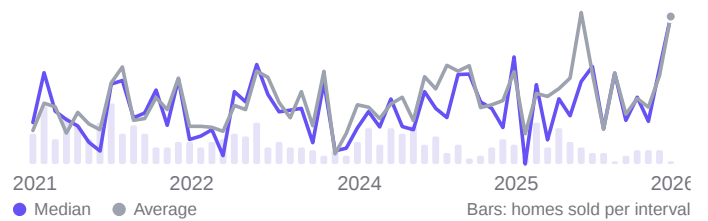
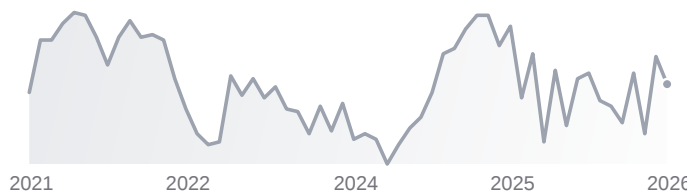
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$995K · Average \$995K

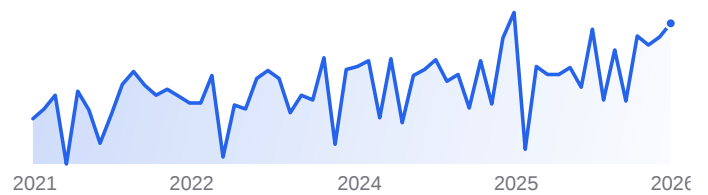
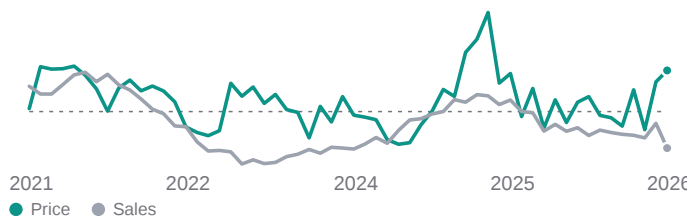


Growth (year over year)

Price +33.5% · Sales -29.9%

Price per square foot

\$268/ft²

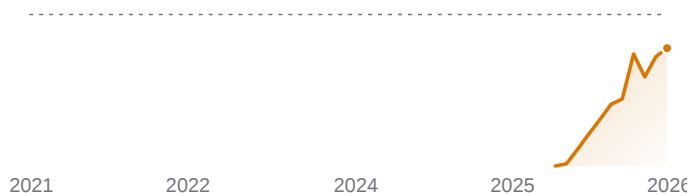


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

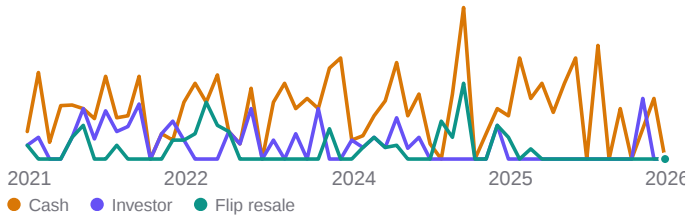
2.7%



BUYERS & OUTCOMES

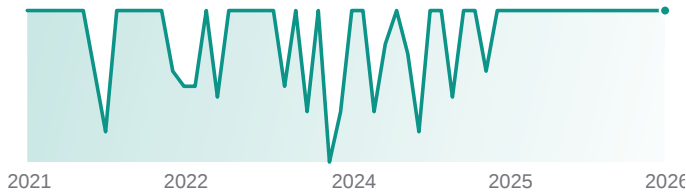
Buyer mix

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



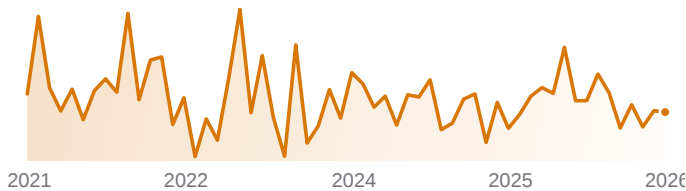
Sellers who sold at a gain

100%

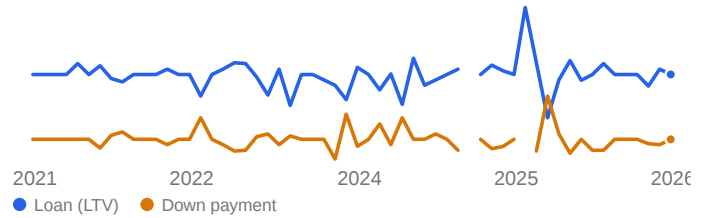


Median annualized return at resale

+6.2%

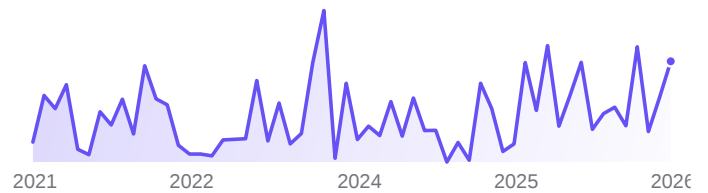


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



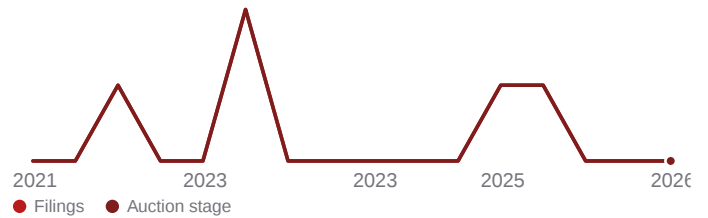
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,260
Median value (AVM)	\$610K
Median size	2,403 ft²
Median bedrooms	3
Median year built	2002
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.6%
Owner occupied	90%
Company owned	13%
Median loan-to-value	42%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	6,371
Density	132 / mi²
Median household income	\$118K
Average household income	\$148K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	56
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	2.6%
Unemployment	1.0%
Average temp	62°F
Annual precip	50 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.