

Bogart 30622

ZIP code · GA · Georgia > Oconee County > Bogart

SELLER'S MARKET

\$464K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

142

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



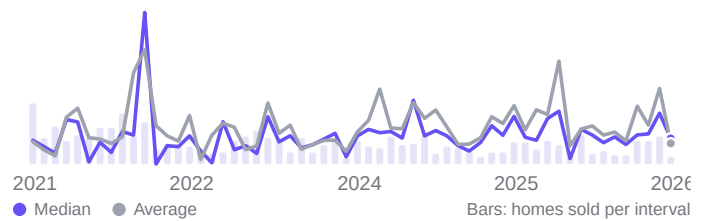
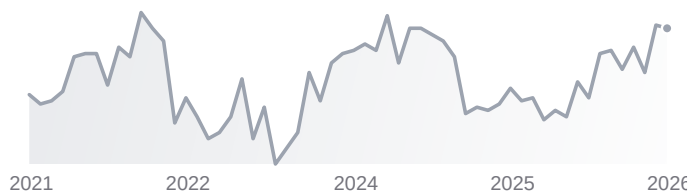
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$418K · Average \$395K

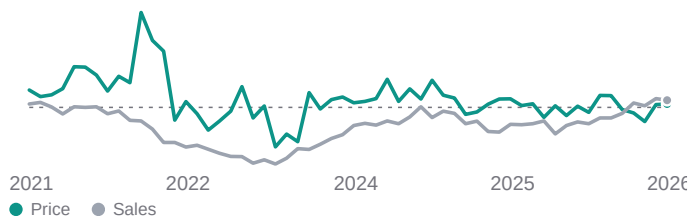


Growth (year over year)

Price +2.8% · Sales +6.0%

Price per square foot

\$195/ft²

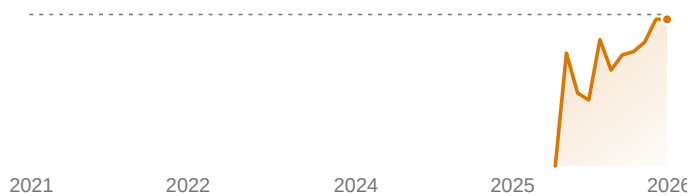


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

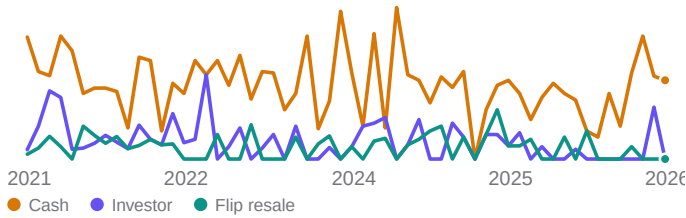
3.5%



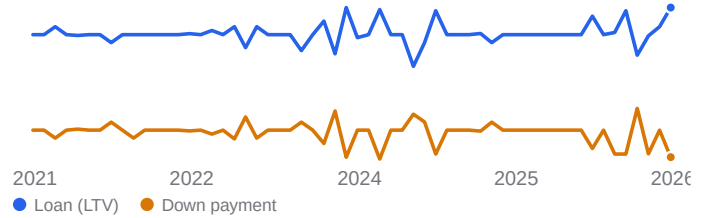
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

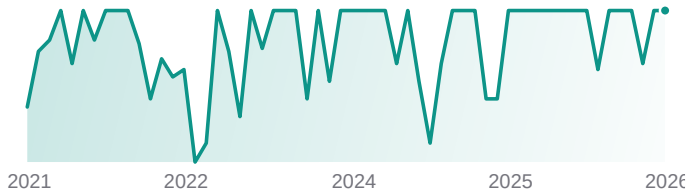


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



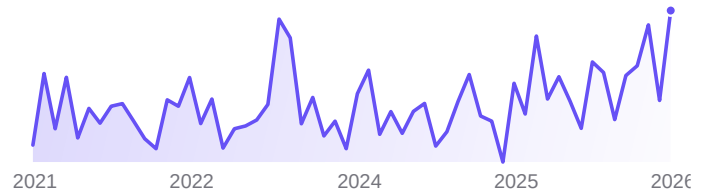
Sellers who sold at a gain

100%



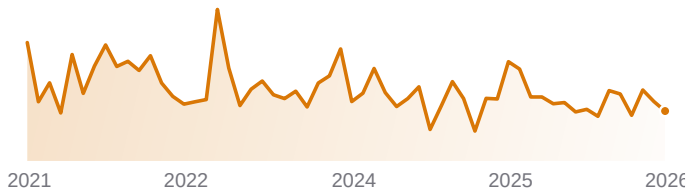
Typical hold before selling

10.7 yrs



Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,099
Median value (AVM)	\$475K
Median size	2,261 ft²
Median bedrooms	3
Median year built	2002
Single family	85%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	15%
Median loan-to-value	43%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	13,260
Density	340 / mi²
Median household income	\$118K
Average household income	\$140K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	66
Earthquake index (US avg 100)	62
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	4.8%
Unemployment	1.1%
Average temp	61°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.