

Carlton 30627

ZIP code · GA · Georgia > Oglethorpe County > Carlton

SELLER'S MARKET

\$212K

MEDIAN SALE PRICE

+81.0%

1-YR CHANGE

35

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

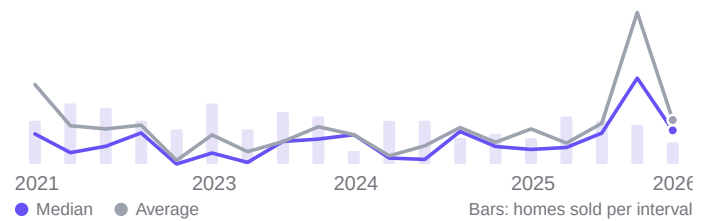
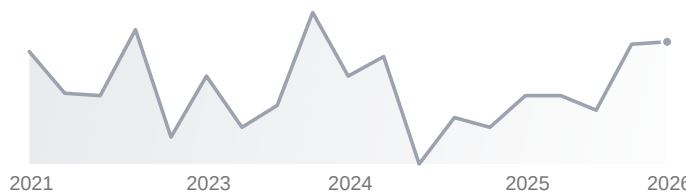
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$228K · Average \$288K

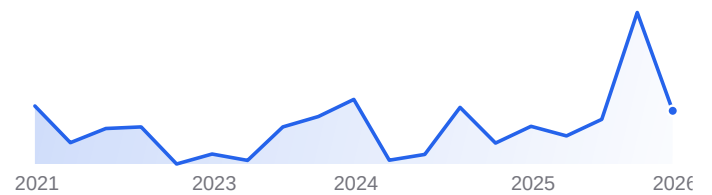
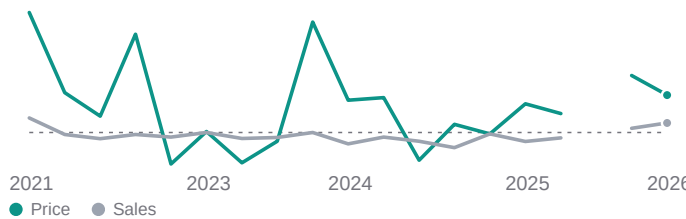


Growth (year over year)

Price +81.0% · Sales +20.7%

Price per square foot

\$142/ft²



Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

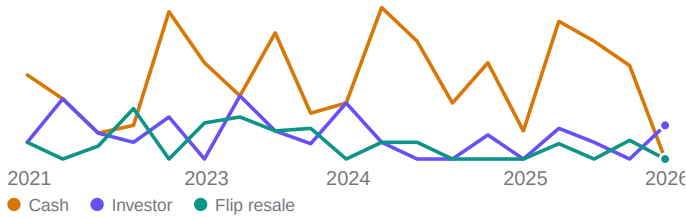
3.1%



BUYERS & OUTCOMES

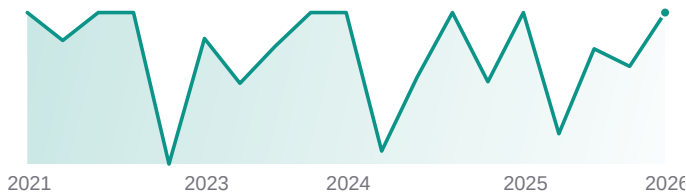
Buyer mix

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



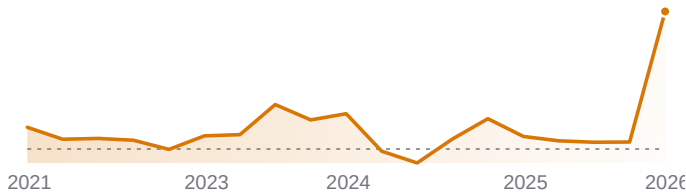
Sellers who sold at a gain

100%

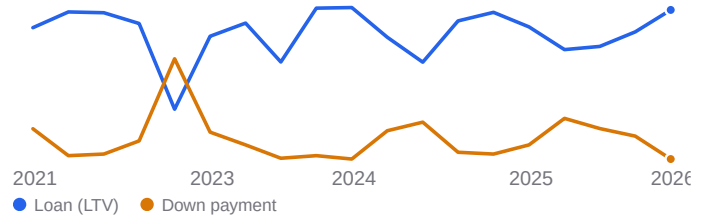


Median annualized return at resale

+124.9%

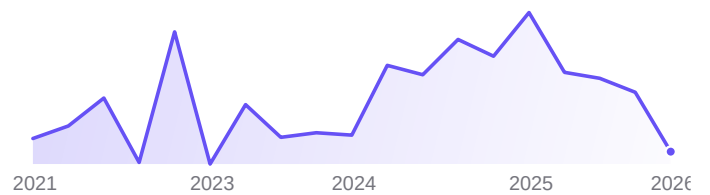


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



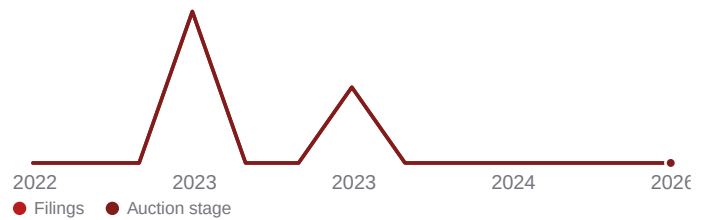
Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,112
Median value (AVM)	\$214K
Median size	1,474 ft²
Median bedrooms	3
Median year built	1985
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	2,760
Density	22 / mi²
Median household income	\$68K
Average household income	\$78K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	73
Homes occupied	88%
Bachelor's or higher	8%
Poverty rate	13.4%
Unemployment	0.9%
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.