

Watkinsville 30677

ZIP code · GA · Georgia · Oconee County · Watkinsville

BALANCED MARKET

\$552K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

296

SALES (12 MO)

\$521K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



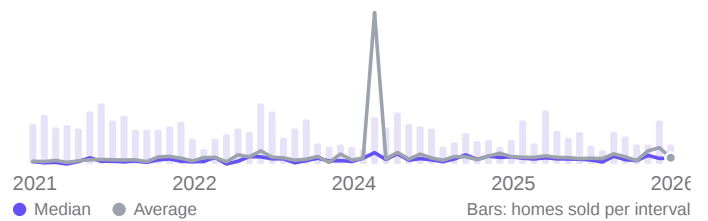
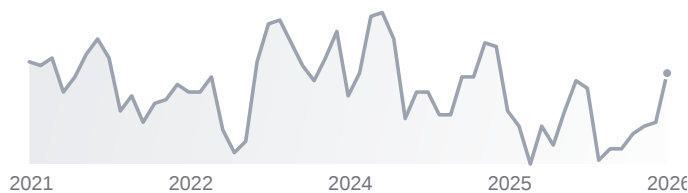
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$525K · Average \$540K

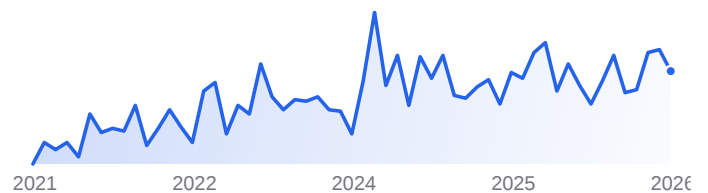
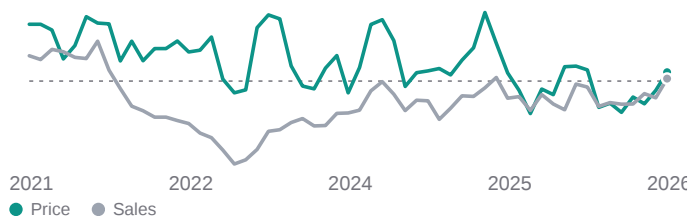


Growth (year over year)

Price +3.8% · Sales +1.0%

Price per square foot

\$236/ft²

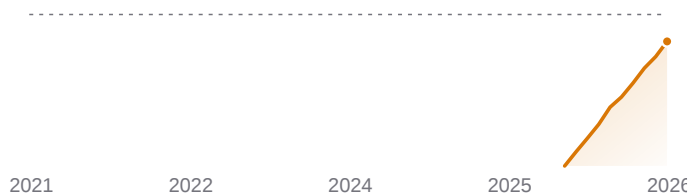


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

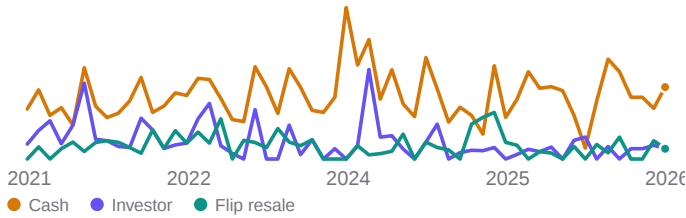
3.7%



BUYERS & OUTCOMES

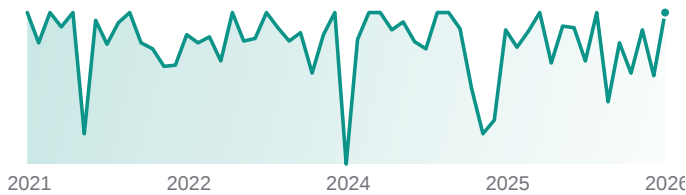
Buyer mix

Cash 41% · Investor 5.9% · Flip resale 5.9%



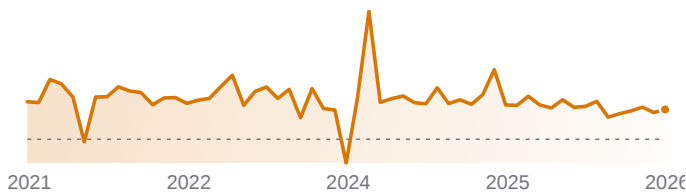
Sellers who sold at a gain

100%

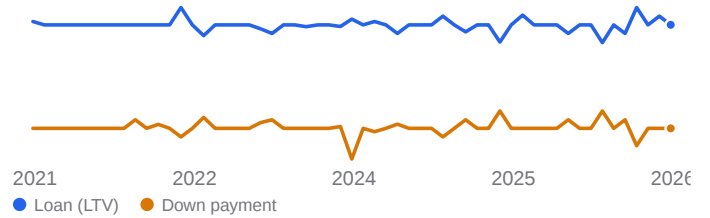


Median annualized return at resale

+6.8%

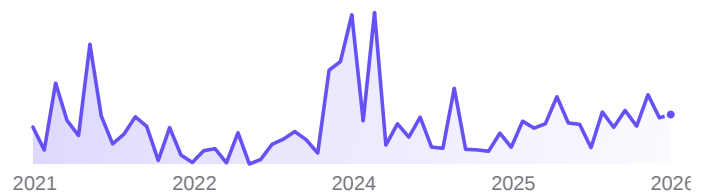


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



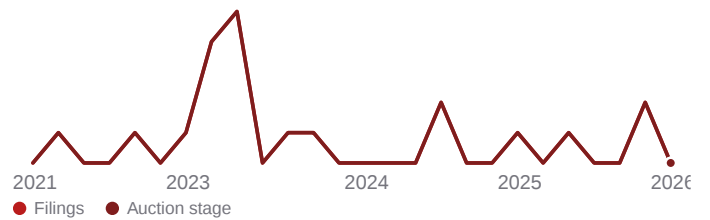
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,050
Median value (AVM)	\$521K
Median size	2,252 ft²
Median bedrooms	3
Median year built	1995
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	88%
Company owned	13%
Median loan-to-value	39%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	22,802
Density	182 / mi²
Median household income	\$104K
Average household income	\$135K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	63
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	3.8%
Unemployment	1.0%
Average temp	62°F
Annual precip	49 in
Sunshine	61%

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