

# Winterville 30683

ZIP code · GA · Georgia · Oglethorpe County · Winterville

BUYER'S MARKET

**\$298K**

MEDIAN SALE PRICE

**-6.2%**

1-YR CHANGE

**105**

SALES (12 MO)

**\$316K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



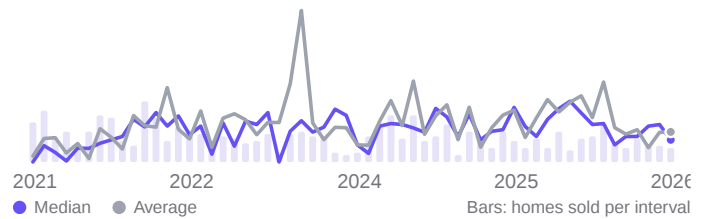
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$270K · Average \$293K

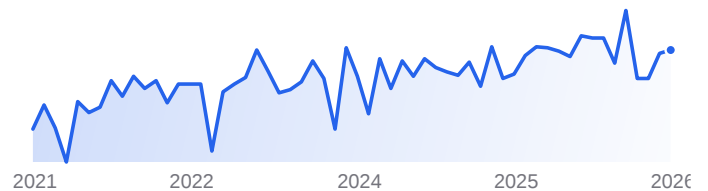
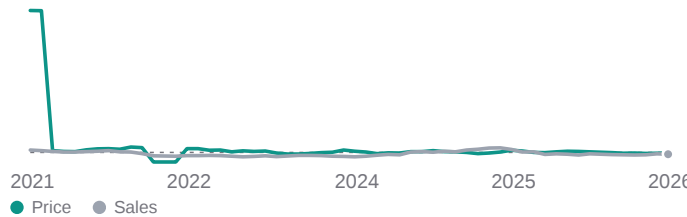


Growth (year over year)

Price -6.2% · Sales -16.0%

Price per square foot

\$193/ft²

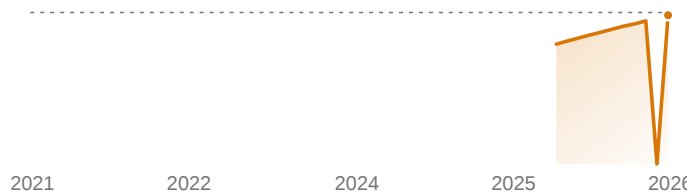


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

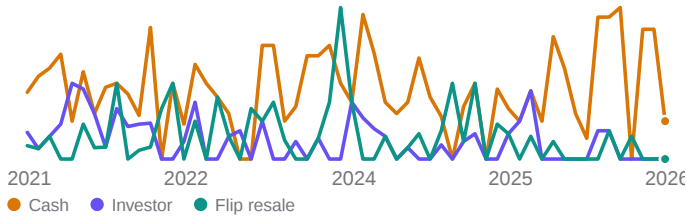
3.5%



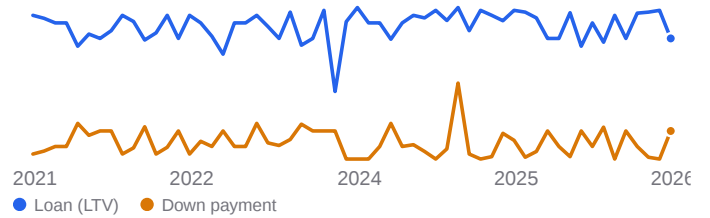
## BUYERS & OUTCOMES

### Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

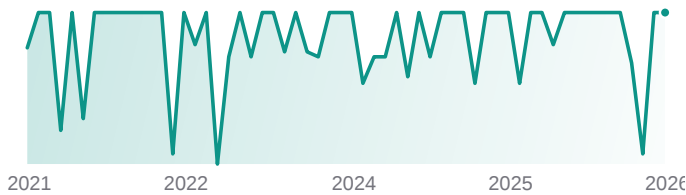


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



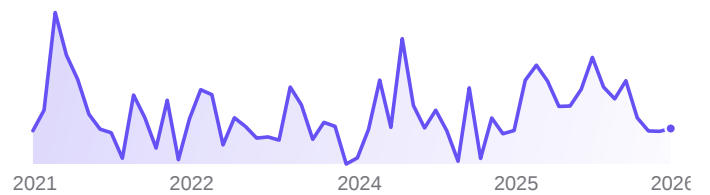
### Sellers who sold at a gain

100%



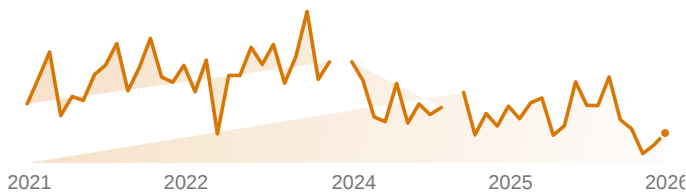
### Typical hold before selling

2.7 yrs



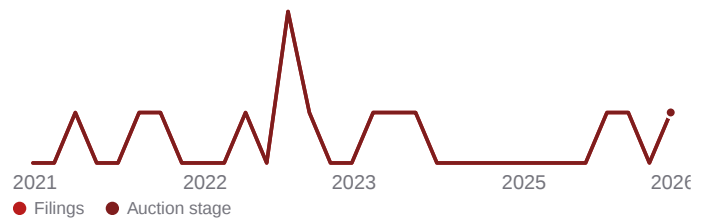
### Median annualized return at resale

+4.7%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,994     |
| Median value (AVM) | \$316K    |
| Median size        | 1,723 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1992      |
| Single family      | 85%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 64%     |
| Underwater (LTV 125% or more) | 1.1%    |
| Owner occupied                | 83%     |
| Company owned                 | 9.3%    |
| Median loan-to-value          | 39%     |
| Typical ownership tenure      | 8.2 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 8,774     |
| Density                          | 217 / mi² |
| Median household income          | \$68K     |
| Average household income         | \$87K     |
| Crime index (US avg 100)         | 76        |
| Air pollution index (US avg 100) | 68        |
| Earthquake index (US avg 100)    | 63        |
| Homes occupied                   | 94%       |
| Bachelor's or higher             | 19%       |
| Poverty rate                     | 14.9%     |
| Unemployment                     | 0.9%      |
| Average temp                     | 62°F      |
| Annual precip                    | 49 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.