

Fort Oglethorpe 30742

ZIP code · GA · Georgia · Catoosa County · Fort Oglethorpe

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

94

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



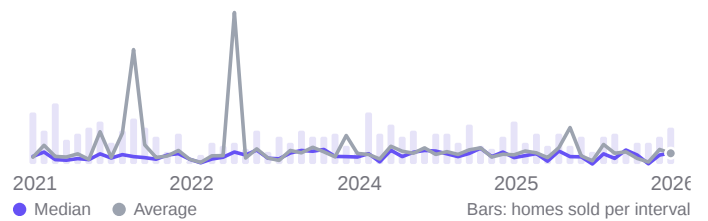
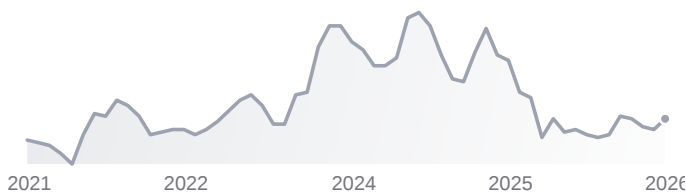
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$255K · Average \$253K

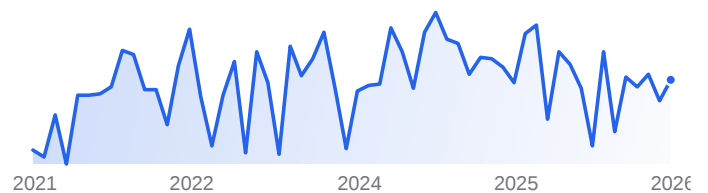
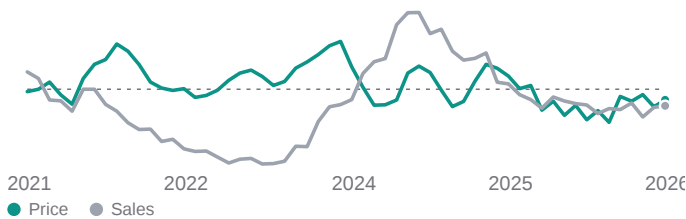


Growth (year over year)

Price -7.2% · Sales -11.3%

Price per square foot

\$167/ft²

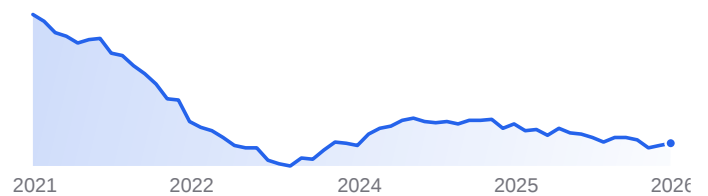
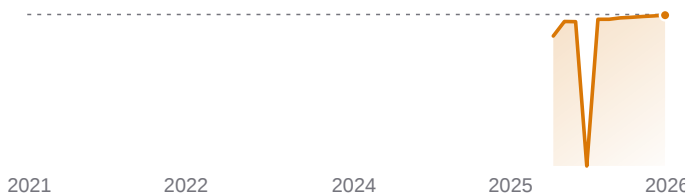


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

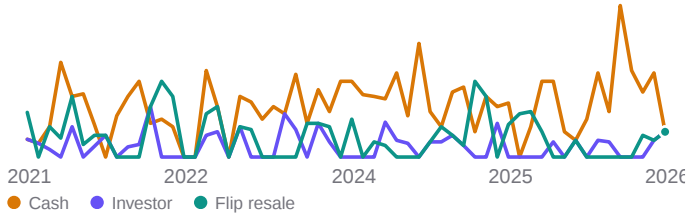
4.5%



BUYERS & OUTCOMES

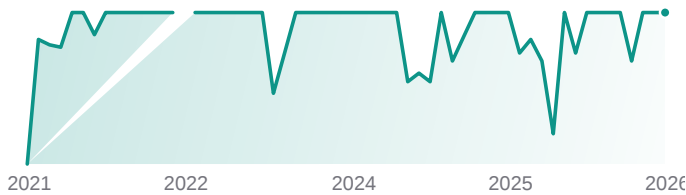
Buyer mix

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



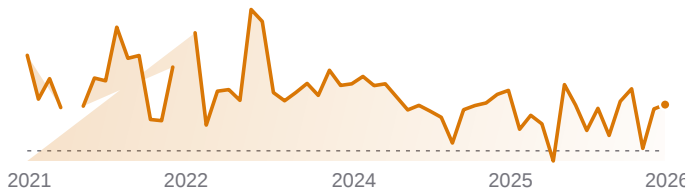
Sellers who sold at a gain

100%

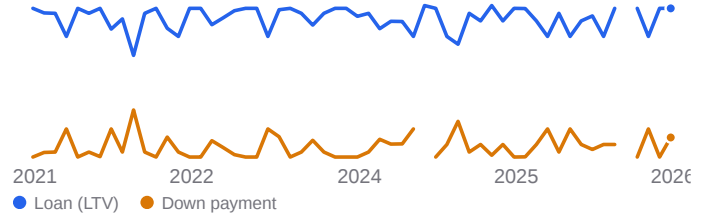


Median annualized return at resale

+7.8%

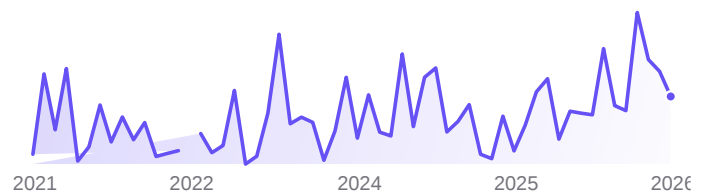


Financing (share of purchase price) Loan (LTV) 98% · Down payment 14%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,080
Median value (AVM)	\$247K
Median size	1,402 ft²
Median bedrooms	3
Median year built	1970
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	85%
Company owned	11%
Median loan-to-value	41%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	6,365
Density	1,691 / mi²
Median household income	\$52K
Average household income	\$65K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	147
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	11.6%
Unemployment	0.7%
Average temp	59°F
Annual precip	54 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.