

Oglethorpe 31068

ZIP code · GA · Georgia · Macon County · Oglethorpe

BUYER'S MARKET

\$70K

MEDIAN SALE PRICE

-47.1%

1-YR CHANGE

27

SALES (12 MO)

\$75K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



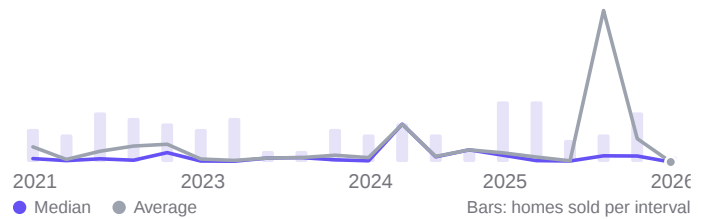
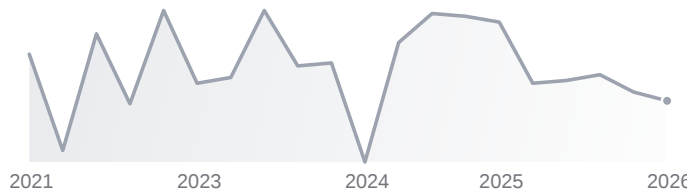
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$19K · Average \$19K

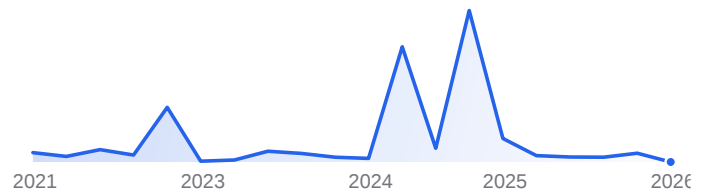
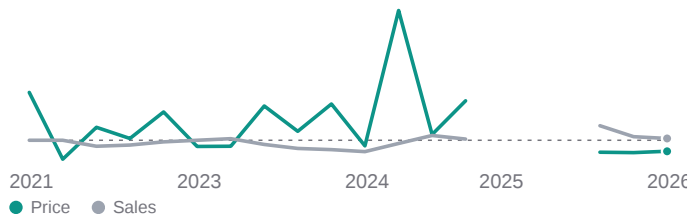


Growth (year over year)

Price -47.1% · Sales +8.0%

Price per square foot

\$16/ft²

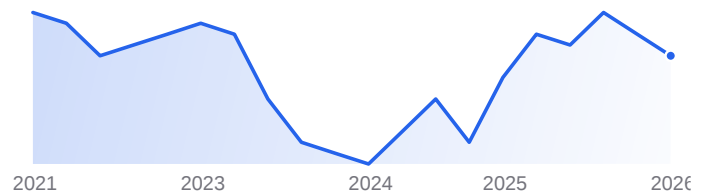


Sale premium vs estimated value

-47.5%

Annual turnover (share of homes sold)

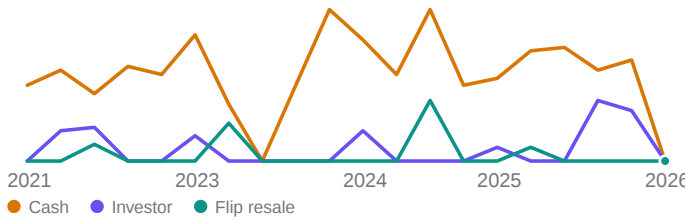
2.1%



BUYERS & OUTCOMES

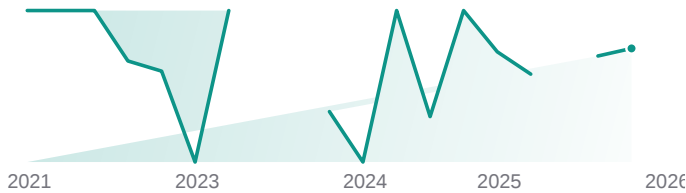
Buyer mix

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



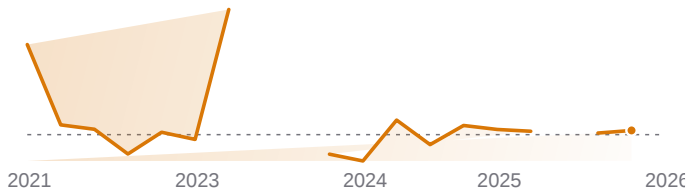
Sellers who sold at a gain

75%

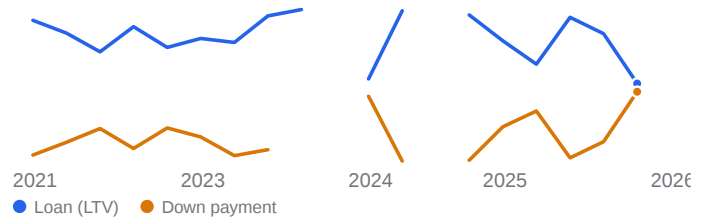


Median annualized return at resale

+3.7%

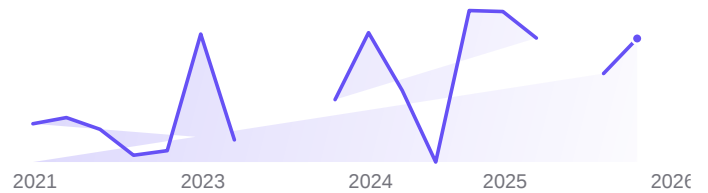


Financing (share of purchase price) Loan (LTV) 53% · Down payment 47%



Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,287
Median value (AVM)	\$75K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1979
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	2.2%
Owner occupied	66%
Company owned	9.7%
Median loan-to-value	0%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	3,476
Density	36 / mi²
Median household income	\$31K
Average household income	\$41K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	29
Homes occupied	85%
Bachelor's or higher	4%
Poverty rate	21.6%
Unemployment	0.5%
Average temp	65°F
Annual precip	47 in
Sunshine	61%

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