

Willacoochee 31650

ZIP code · GA · Georgia > Atkinson County > Willacoochee

BUYER'S MARKET

\$100K

MEDIAN SALE PRICE

-21.8%

1-YR CHANGE

14

SALES (12 MO)

\$78K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



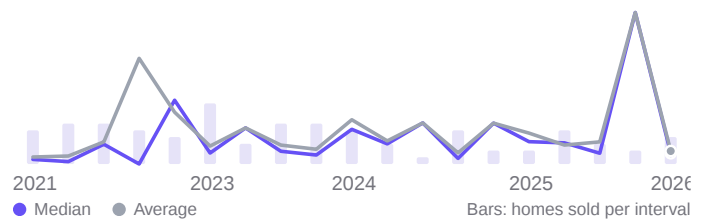
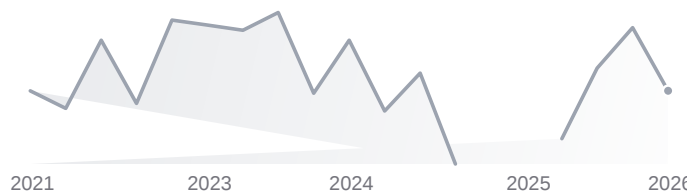
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$81K · Average \$90K

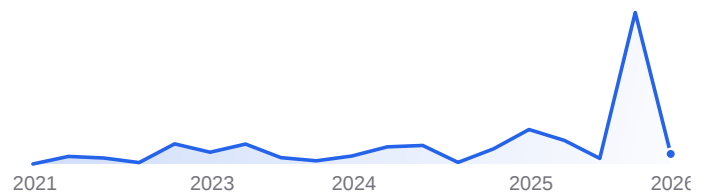
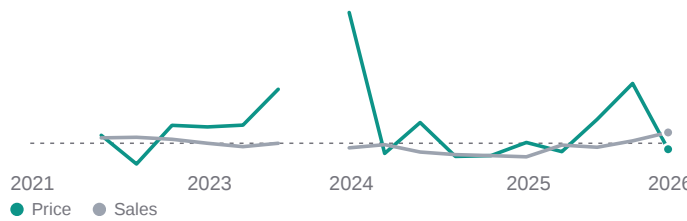


Growth (year over year)

Price -21.8% · Sales +40.0%

Price per square foot

\$75/ft²

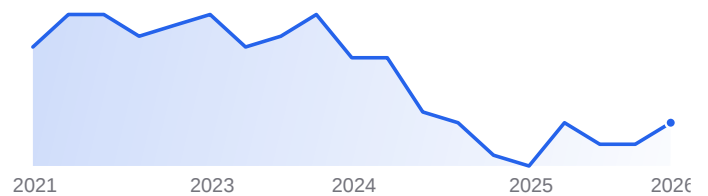


Sale premium vs estimated value

-31.3%

Annual turnover (share of homes sold)

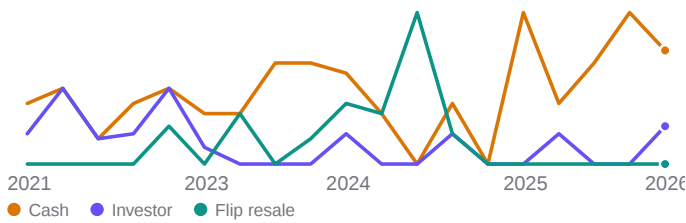
1.2%



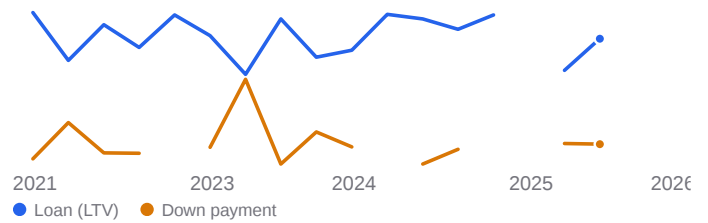
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 25% · Flip resale 0%

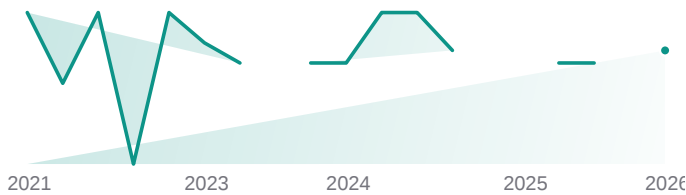


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



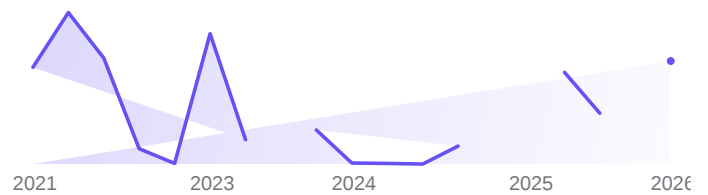
Sellers who sold at a gain

75%



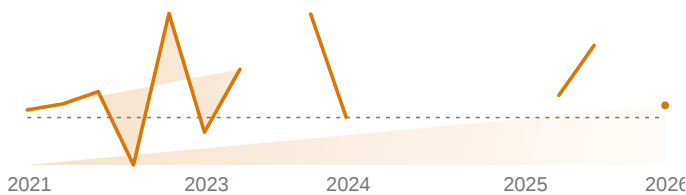
Typical hold before selling

10.5 yrs



Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,121
Median value (AVM)	\$78K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1981
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	5.2%
Owner occupied	75%
Company owned	6.3%
Median loan-to-value	0%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	3,356
Density	32 / mi²
Median household income	\$50K
Average household income	\$68K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	33
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	21.4%
Unemployment	1.2%
Average temp	66°F
Annual precip	50 in
Sunshine	66%

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.