

Ochlocknee 31773

ZIP code · GA · Georgia · Thomas County · Ochlocknee

BALANCED MARKET

\$181K

MEDIAN SALE PRICE

+41.6%

1-YR CHANGE

44

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



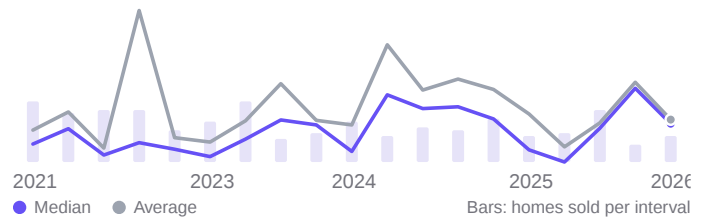
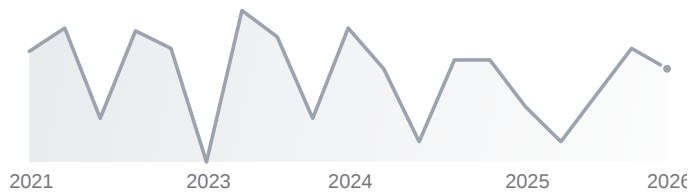
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$200K · Average \$214K

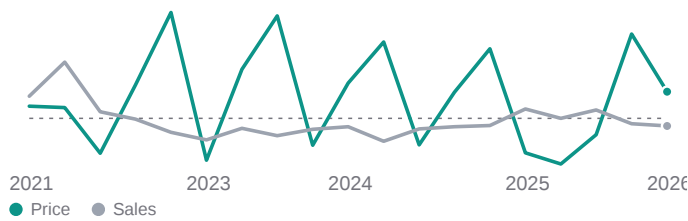


Growth (year over year)

Price +41.6% · Sales -12.0%

Price per square foot

\$150/ft²

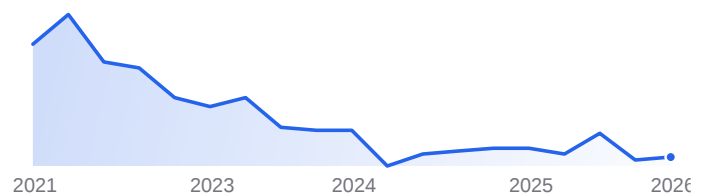
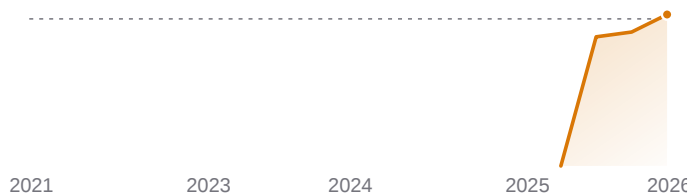


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

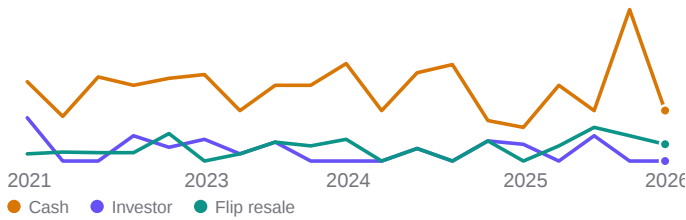
2.8%



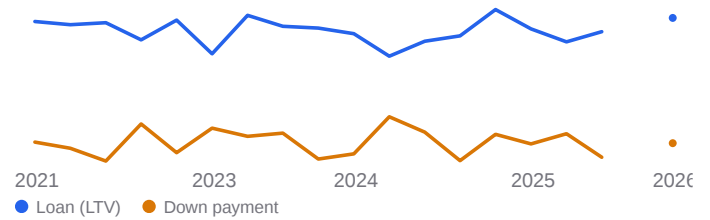
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 11%

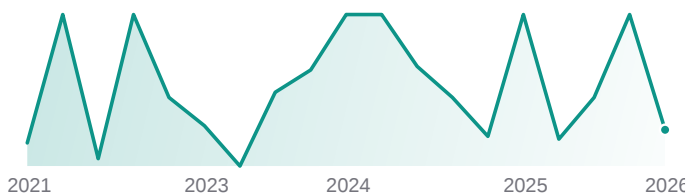


Financing (share of purchase price) Loan (LTV) 94% · Down payment 14%



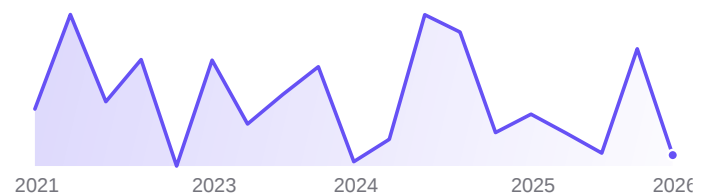
Sellers who sold at a gain

72%



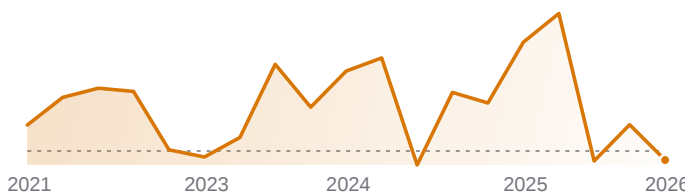
Typical hold before selling

1.8 yrs



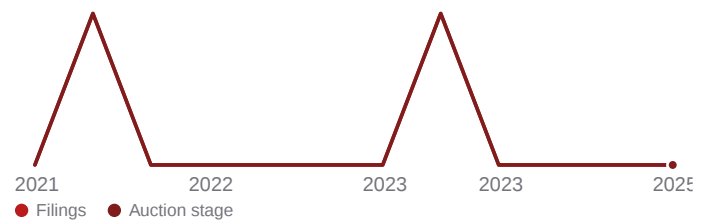
Median annualized return at resale

-1.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,544
Median value (AVM)	\$226K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1991
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.4%
Owner occupied	77%
Company owned	11%
Median loan-to-value	17%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	4,609
Density	52 / mi ²
Median household income	\$68K
Average household income	\$87K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	23
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	16.3%
Unemployment	1.0%
Average temp	67°F
Annual precip	54 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.