

Ocilla 31774

ZIP code · GA · Georgia · Irwin County · Ocilla

BALANCED MARKET

\$154K

MEDIAN SALE PRICE

+25.3%

1-YR CHANGE

53

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



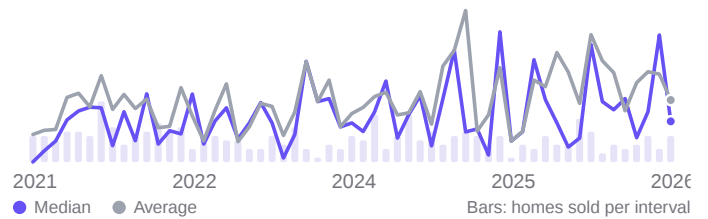
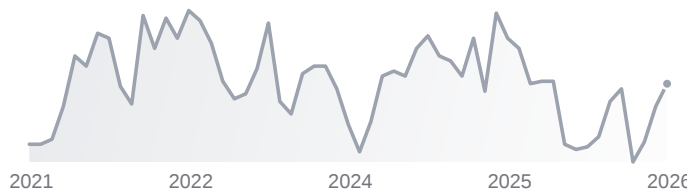
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$83K · Average \$118K

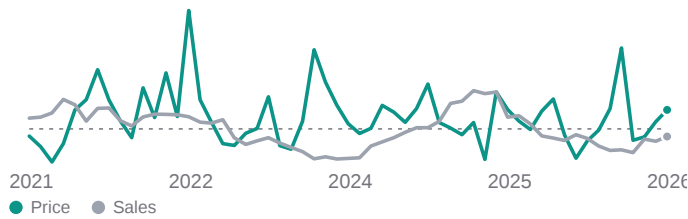


Growth (year over year)

Price +25.3% · Sales -10.2%

Price per square foot

\$65/ft²

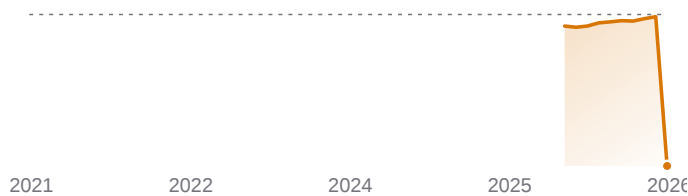


Sale premium vs estimated value

-50.2%

Annual turnover (share of homes sold)

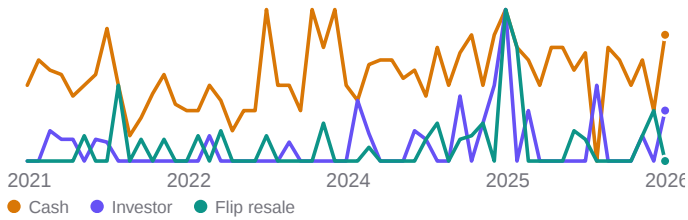
2.2%



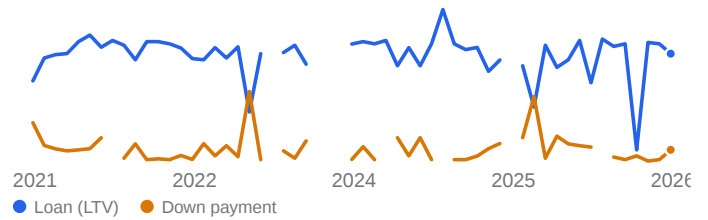
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 33% · Flip resale 0%

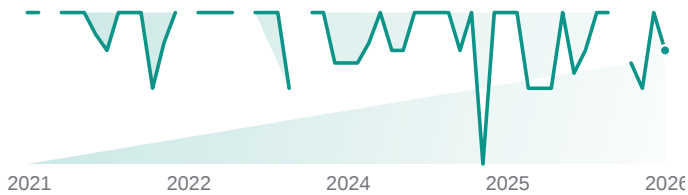


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



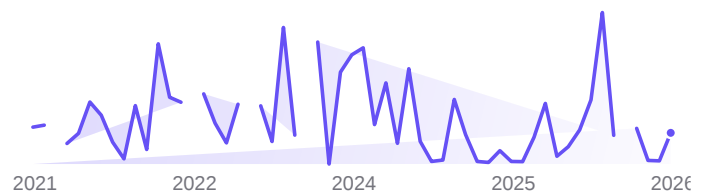
Sellers who sold at a gain

75%



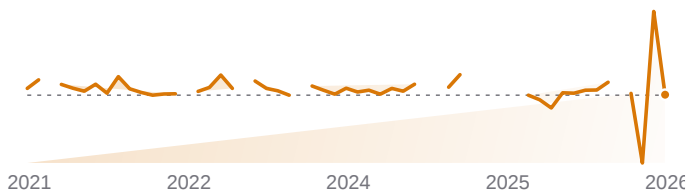
Typical hold before selling

4.3 yrs



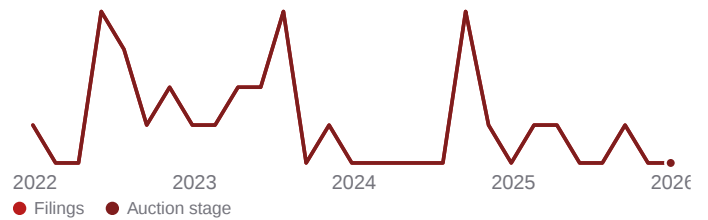
Median annualized return at resale

+0.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,368
Median value (AVM)	\$126K
Median size	1,532 ft²
Median bedrooms	3
Median year built	1976
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	5,732
Density	34 / mi²
Median household income	\$48K
Average household income	\$59K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	35
Homes occupied	82%
Bachelor's or higher	10%
Poverty rate	18.9%
Unemployment	0.9%
Average temp	66°F
Annual precip	48 in
Sunshine	66%

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.