

Ellaville 31806

ZIP code · GA · Georgia · Schley County · Ellaville

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

+58.5%

1-YR CHANGE

44

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

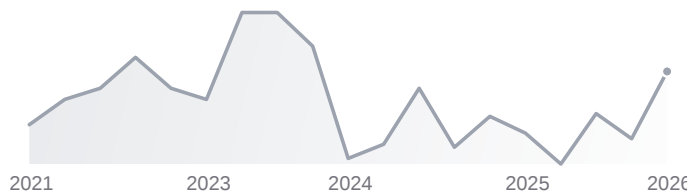
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

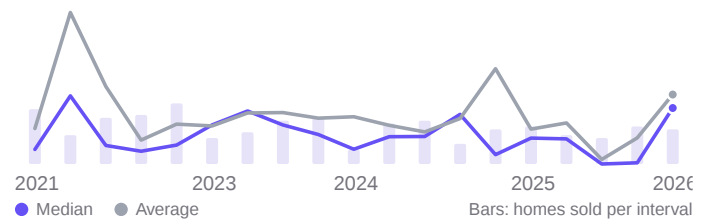
Market temperature (0–100)

48 / 100



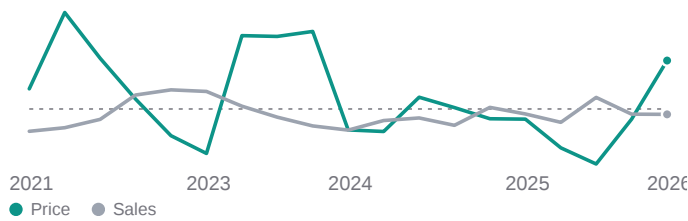
Sale prices

Median \$227K · Average \$268K



Growth (year over year)

Price +58.5% · Sales -6.4%



Price per square foot

\$128/ft²



Sale premium vs estimated value

+11.2%



Annual turnover (share of homes sold)

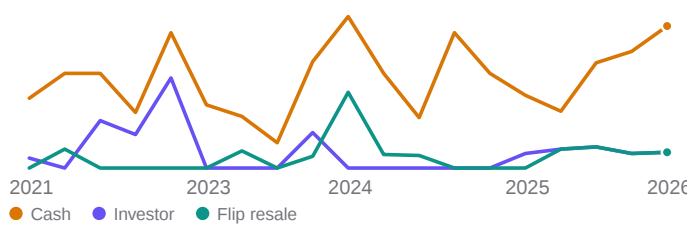
2.5%



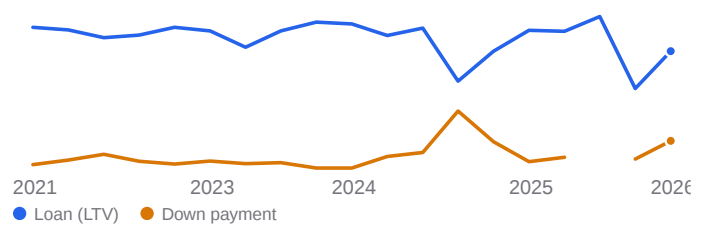
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 8.3% · Flip resale 8.3%

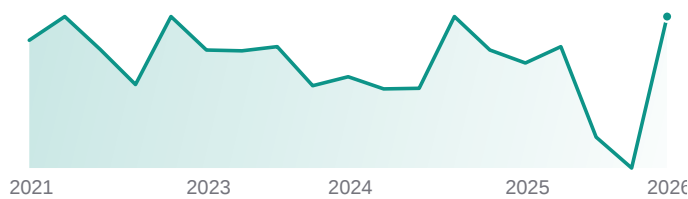


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



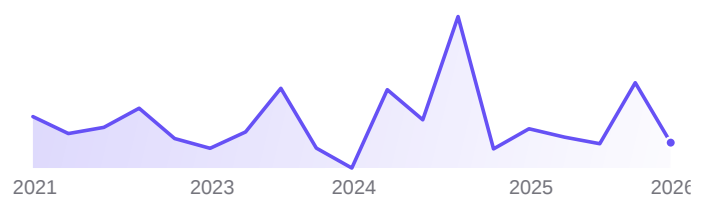
Sellers who sold at a gain

100%



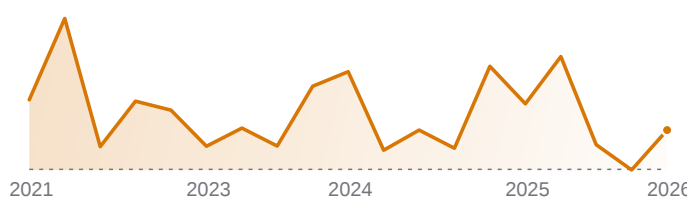
Typical hold before selling

3.6 yrs



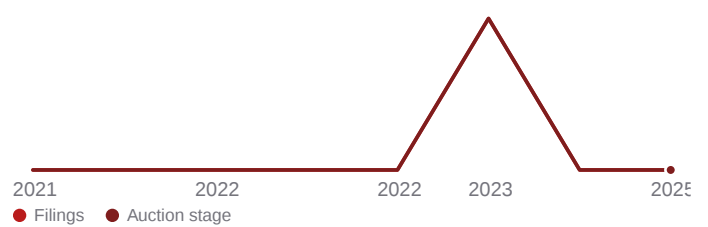
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,726
Median value (AVM)	\$150K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1985
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.9%
Owner occupied	78%
Company owned	7.1%
Median loan-to-value	37%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	4,543
Density	27 / mi²
Median household income	\$53K
Average household income	\$66K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	30
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	17.1%
Unemployment	0.8%
Average temp	65°F
Annual precip	49 in
Sunshine	61%

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.