

# Talbot County, GA

County · GA · Georgia

BALANCED MARKET

**\$105K**

MEDIAN SALE PRICE

**-62.1%**

1-YR CHANGE

**55**

SALES (12 MO)

**\$171K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



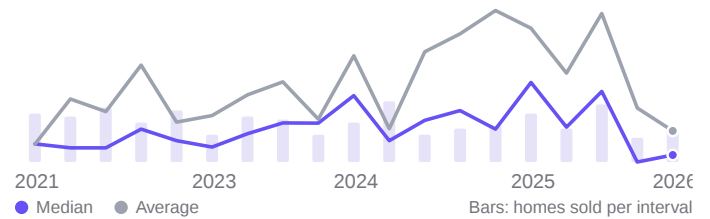
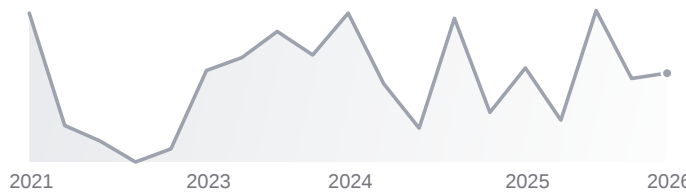
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$107K · Average \$162K

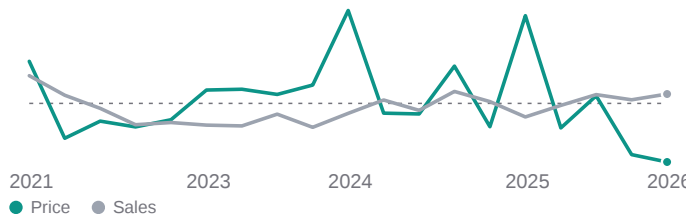


Growth (year over year)

Price -62.1% · Sales +10.0%

Price per square foot

\$80/ft²

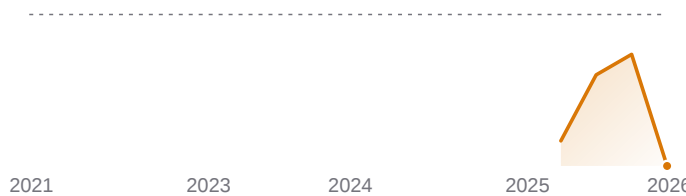


Sale premium vs estimated value

-9.0%

Annual turnover (share of homes sold)

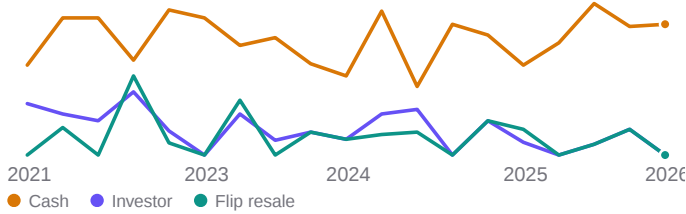
1.8%



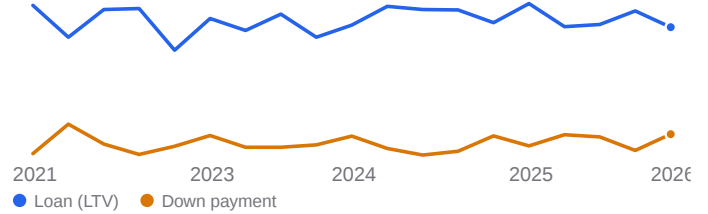
## BUYERS & OUTCOMES

### Buyer mix

Cash 64% · Investor 0% · Flip resale 0%

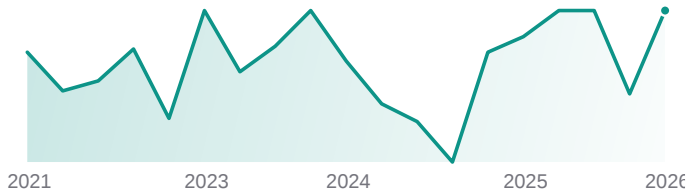


### Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



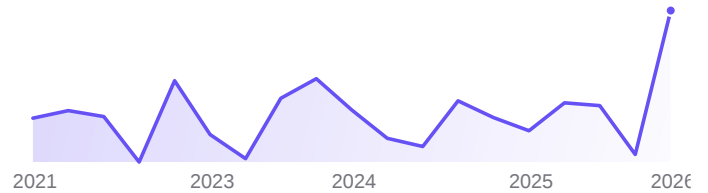
### Sellers who sold at a gain

100%



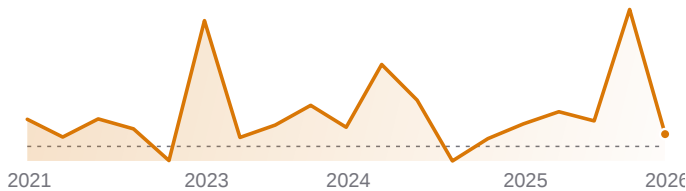
### Typical hold before selling

16.1 yrs



### Median annualized return at resale

+4.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,110     |
| Median value (AVM) | \$171K    |
| Median size        | 1,483 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 67%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 72%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 76%      |
| Company owned                 | 8.9%     |
| Median loan-to-value          | 8%       |
| Typical ownership tenure      | 17.0 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>5,805</b>    |
| Density                          | <b>15 / mi²</b> |
| Median household income          | <b>\$53K</b>    |
| Average household income         | <b>\$76K</b>    |
| Crime index (US avg 100)         | <b>114</b>      |
| Air pollution index (US avg 100) | <b>81</b>       |
| Earthquake index (US avg 100)    | <b>38</b>       |
| Homes occupied                   | <b>84%</b>      |
| Bachelor's or higher             | <b>11%</b>      |
| Poverty rate                     | <b>21.4%</b>    |
| Unemployment                     | <b>1.0%</b>     |
| Average temp                     | <b>64°F</b>     |
| Annual precip                    | <b>50 in</b>    |
| Sunshine                         | <b>61%</b>      |

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.