

Thomas County, GA

County · GA · Georgia

BUYER'S MARKET

\$211K

MEDIAN SALE PRICE

-13.7%

1-YR CHANGE

625

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



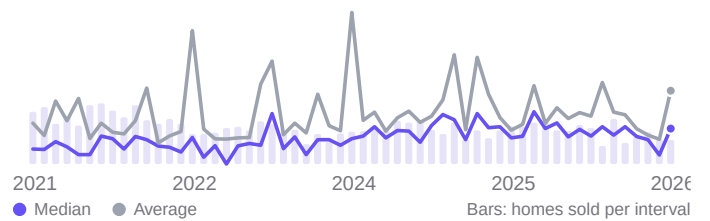
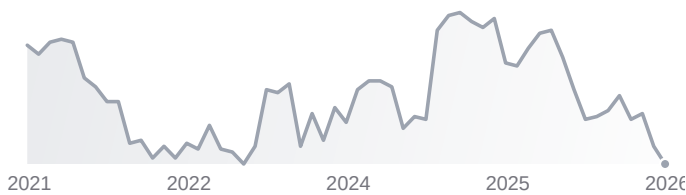
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$245K · Average \$347K

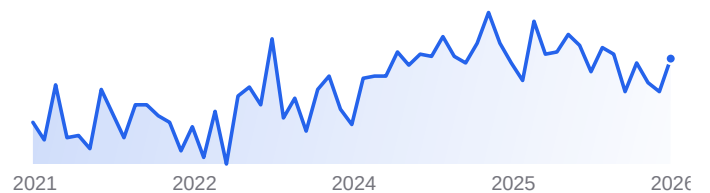
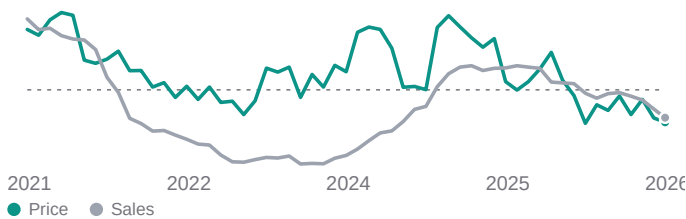


Growth (year over year)

Price -13.7% · Sales -11.7%

Price per square foot

\$156/ft²

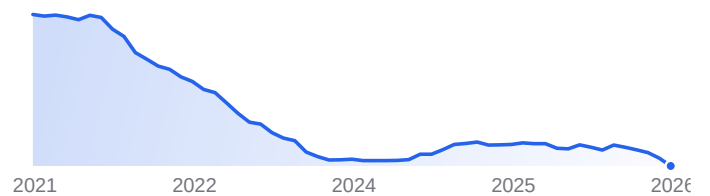
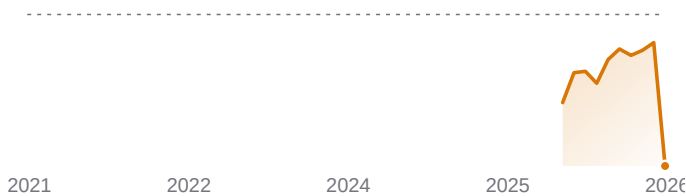


Sale premium vs estimated value

-7.4%

Annual turnover (share of homes sold)

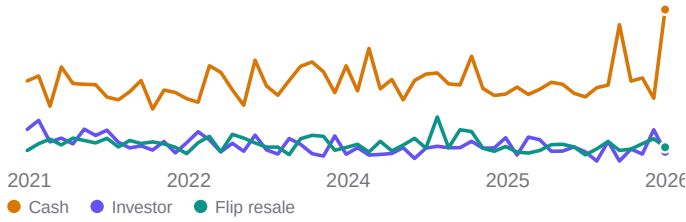
3.6%



BUYERS & OUTCOMES

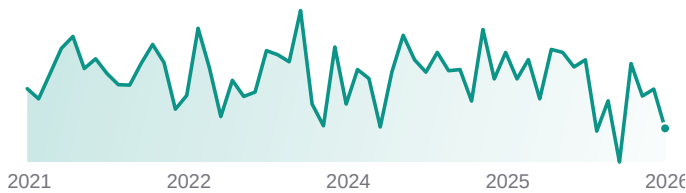
Buyer mix

Cash 83% · Investor 5.0% · Flip resale 7.5%



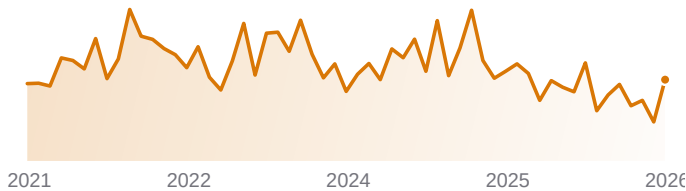
Sellers who sold at a gain

78%

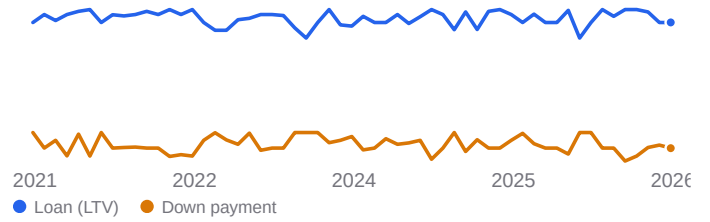


Median annualized return at resale

+7.2%

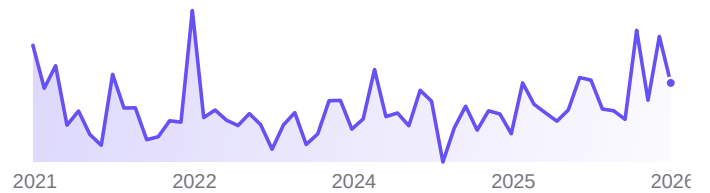


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



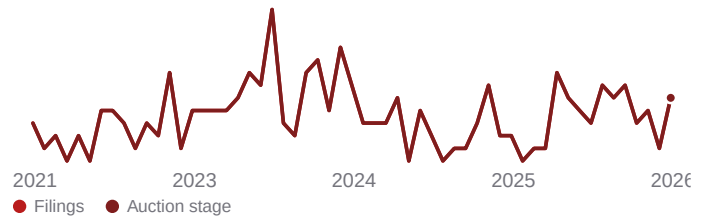
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	17,470
Median value (AVM)	\$229K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1980
Single family	85%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	16%
Median loan-to-value	30%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	46,313
Density	85 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	21
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	21.4%
Unemployment	0.9%
Average temp	67°F
Annual precip	54 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.