

Tift County, GA

County · GA · Georgia

BUYER'S MARKET

\$205K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

372

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



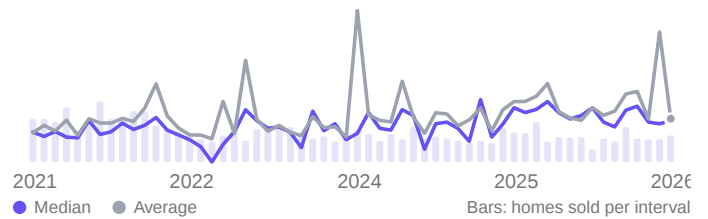
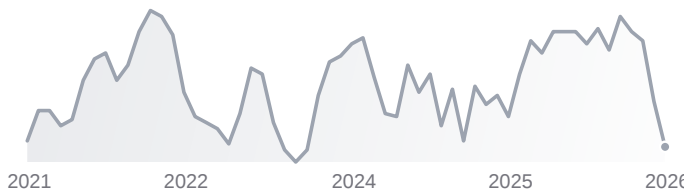
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$209K · Average \$216K

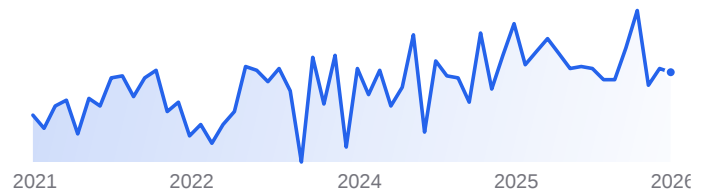
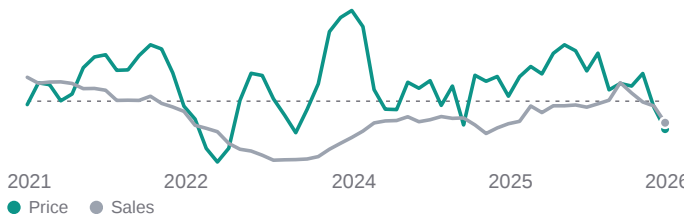


Growth (year over year)

Price -15.9% · Sales -12.3%

Price per square foot

\$122/ft²

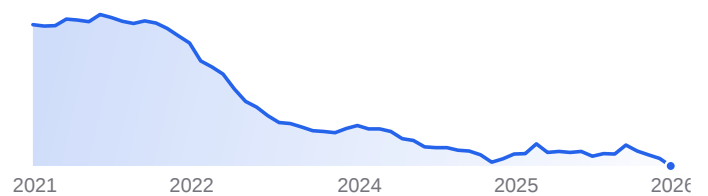
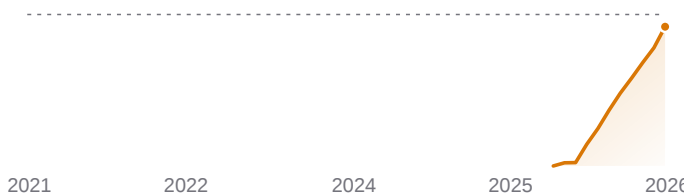


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

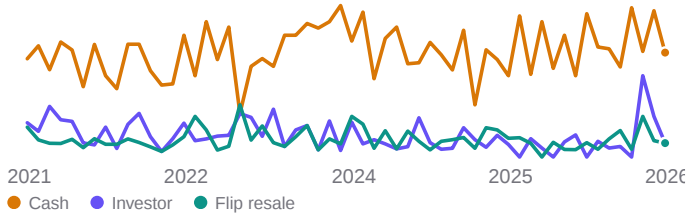
2.9%



BUYERS & OUTCOMES

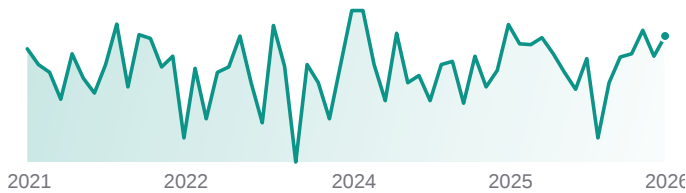
Buyer mix

Cash 43% · Investor 5.7% · Flip resale 5.7%



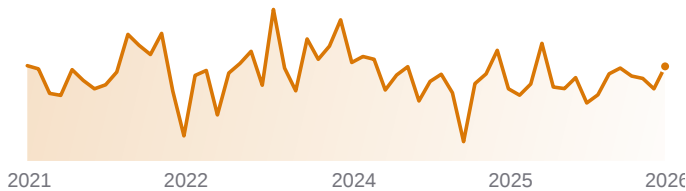
Sellers who sold at a gain

94%

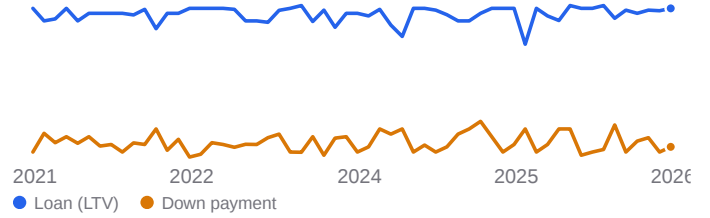


Median annualized return at resale

+7.2%

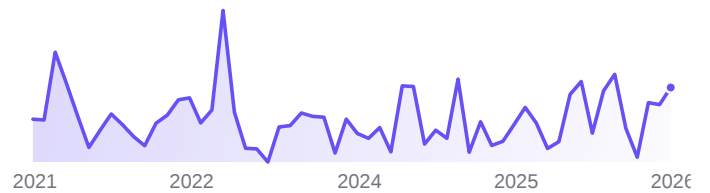


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



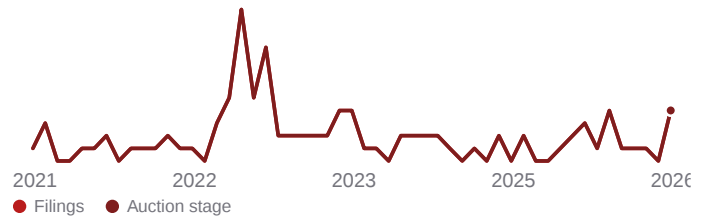
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	13,041
Median value (AVM)	\$193K
Median size	1,647 ft²
Median bedrooms	3
Median year built	1977
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.3%
Owner occupied	74%
Company owned	17%
Median loan-to-value	32%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	41,884
Density	161 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	31
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	17.7%
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.