

# Twiggs County, GA

County · GA · Georgia

BALANCED MARKET

**\$114K**

MEDIAN SALE PRICE

**+44.3%**

1-YR CHANGE

**66**

SALES (12 MO)

**\$107K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



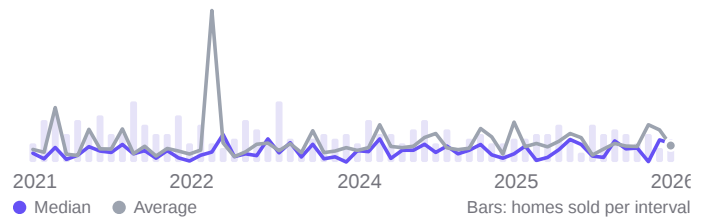
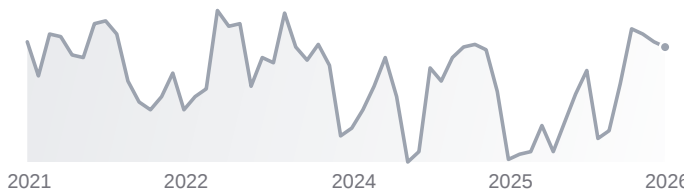
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$148K · Average \$133K

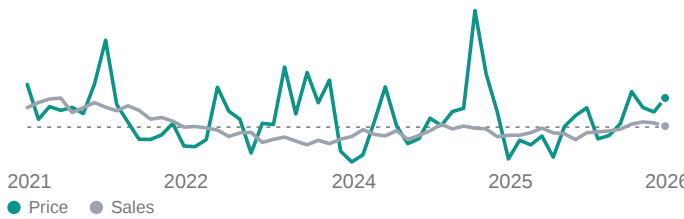


Growth (year over year)

Price +44.3% · Sales +1.5%

Price per square foot

\$69/ft²

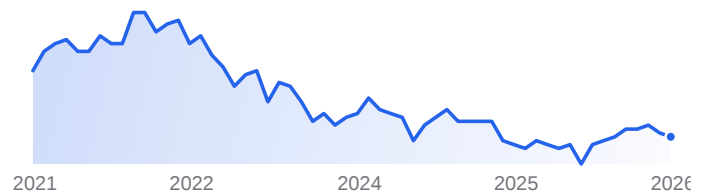


Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

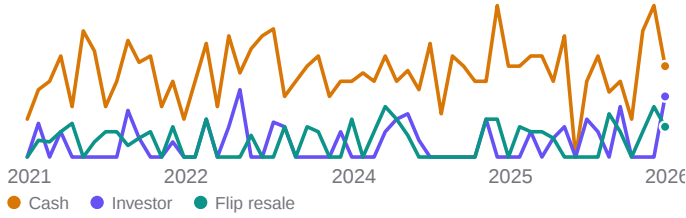
1.6%



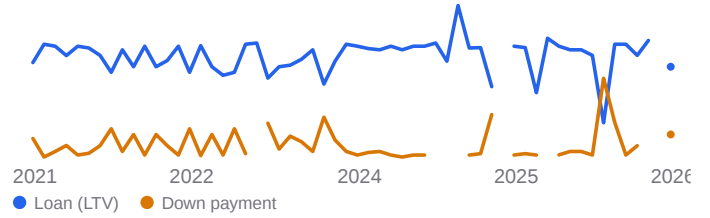
## BUYERS & OUTCOMES

### Buyer mix

Cash 60% · Investor 40% · Flip resale 20%

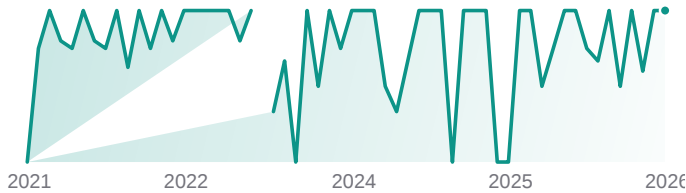


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



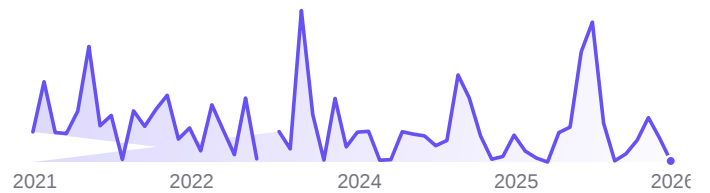
### Sellers who sold at a gain

100%



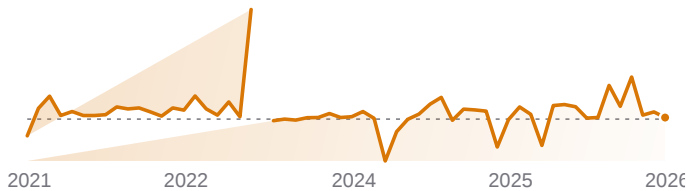
### Typical hold before selling

0.3 yrs



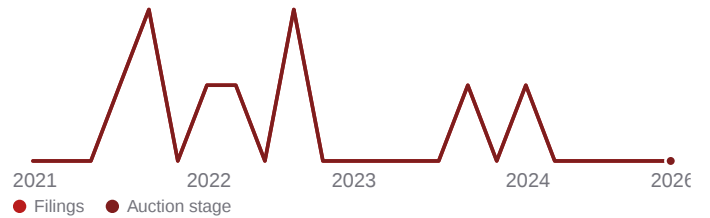
### Median annualized return at resale

+1.7%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,024     |
| Median value (AVM) | \$107K    |
| Median size        | 1,440 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1983      |
| Single family      | 72%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 76%      |
| Underwater (LTV 125% or more) | 3.0%     |
| Owner occupied                | 73%      |
| Company owned                 | 9.3%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 17.4 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 7,785    |
| Density                          | 22 / mi² |
| Median household income          | \$54K    |
| Average household income         | \$79K    |
| Crime index (US avg 100)         | 114      |
| Air pollution index (US avg 100) | 76       |
| Earthquake index (US avg 100)    | 46       |
| Homes occupied                   | 83%      |
| Bachelor's or higher             | 7%       |
| Poverty rate                     | 14.8%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 65°F     |
| Annual precip                    | 47 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.