

Valdosta

City · GA · Georgia > Lowndes County

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

1,205

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



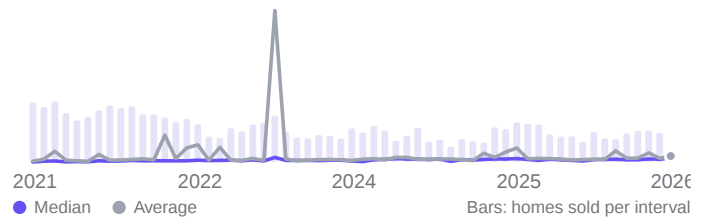
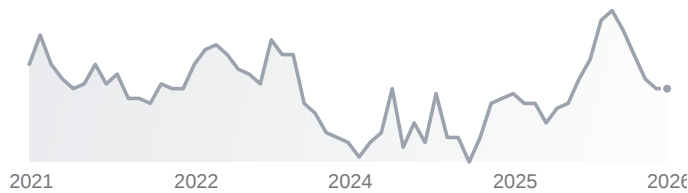
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$250K · Average \$297K

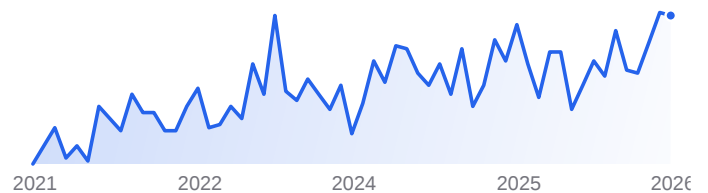
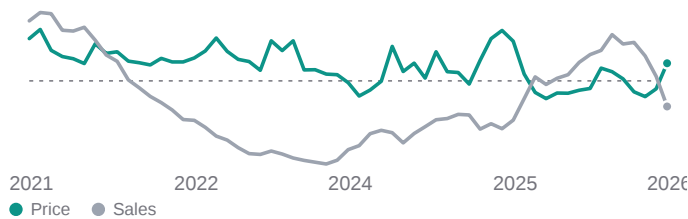


Growth (year over year)

Price +7.4% · Sales -10.7%

Price per square foot

\$151/ft²

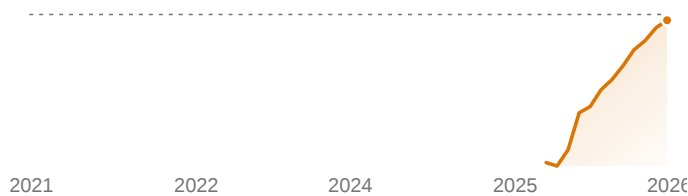


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

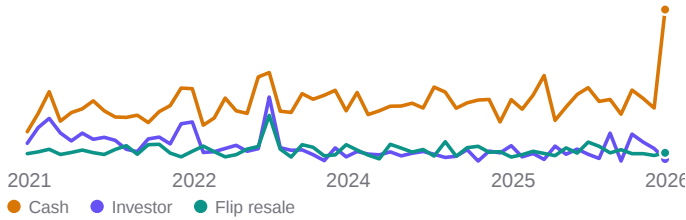
4.0%



BUYERS & OUTCOMES

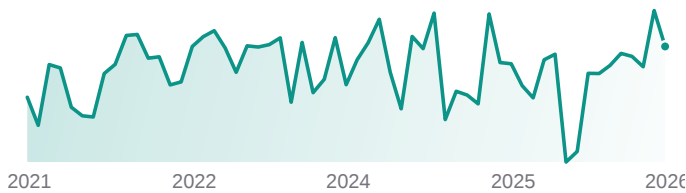
Buyer mix

Cash 96% · Investor 3.8% · Flip resale 7.7%



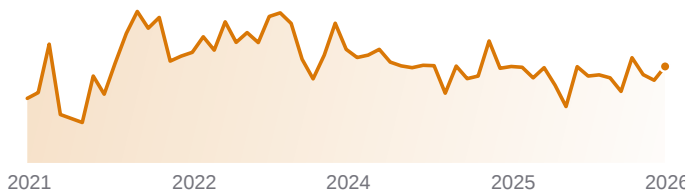
Sellers who sold at a gain

91%

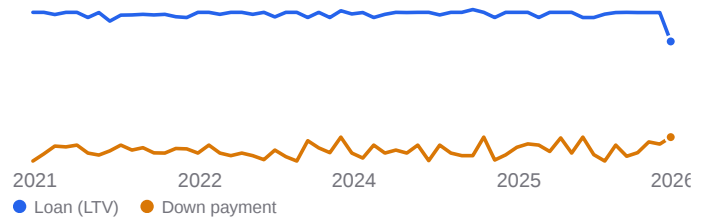


Median annualized return at resale

+6.4%

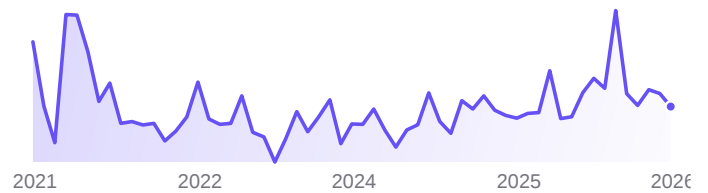


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 19 · Auction stage 19



HOUSING STOCK

Homes	30,457
Median value (AVM)	\$208K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1989
Single family	91%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.4%
Owner occupied	70%
Company owned	18%
Median loan-to-value	44%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	57,420
Density	1,596 / mi ²
Median household income	\$45K
Average household income	\$63K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	22.4%
Unemployment	1.1%
Average temp	67°F
Annual precip	51 in
Sunshine	66%

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