

Thomasville

City · GA · Georgia > Thomas County

BUYER'S MARKET

\$271K

MEDIAN SALE PRICE

+5.7%

1-YR CHANGE

465

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



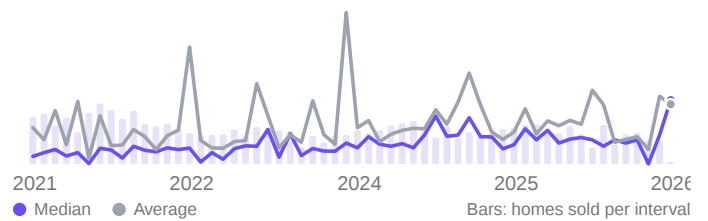
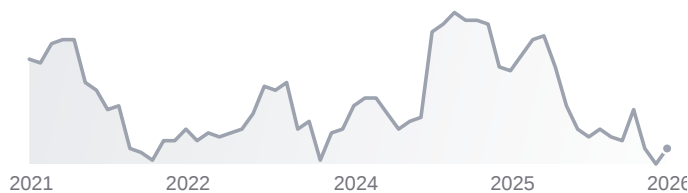
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$375K · Average \$362K

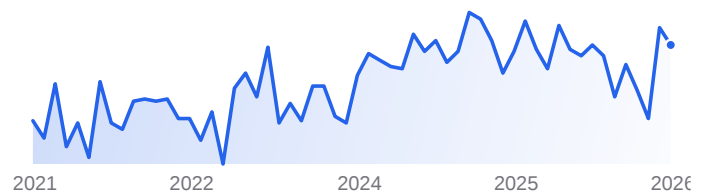
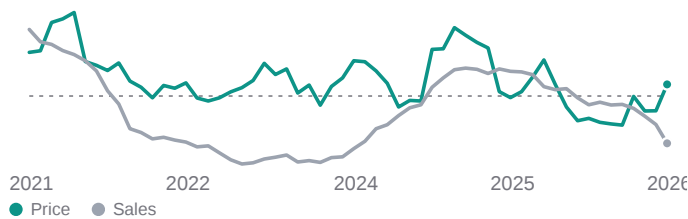


Growth (year over year)

Price +5.7% · Sales -23.0%

Price per square foot

\$167/ft²

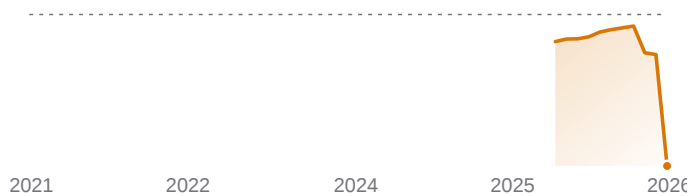


Sale premium vs estimated value

-22.7%

Annual turnover (share of homes sold)

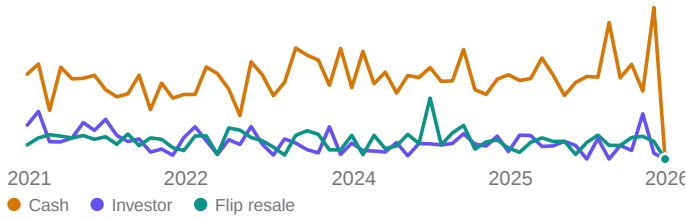
3.5%



BUYERS & OUTCOMES

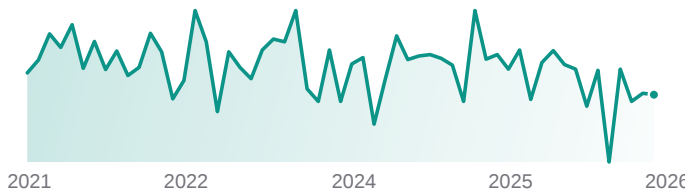
Buyer mix

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



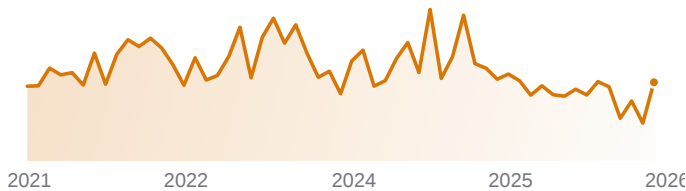
Sellers who sold at a gain

81%

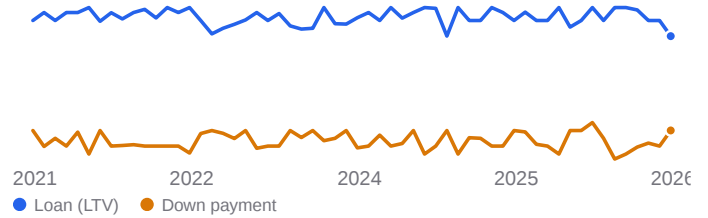


Median annualized return at resale

+7.2%

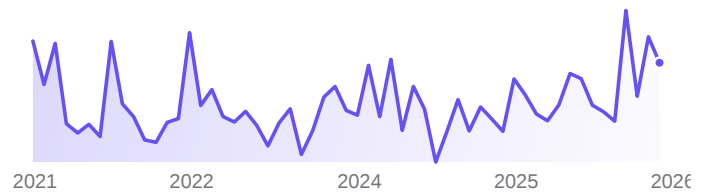


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	13,354
Median value (AVM)	\$243K
Median size	1,556 ft²
Median bedrooms	3
Median year built	1981
Single family	88%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.6%
Owner occupied	71%
Company owned	18%
Median loan-to-value	34%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	19,191
Density	1,278 / mi²
Median household income	\$51K
Average household income	\$78K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	20
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	22.5%
Unemployment	0.9%
Average temp	67°F
Annual precip	54 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.