

Thomaston 30286

ZIP code · GA · Georgia > Upson County > Thomaston

BALANCED MARKET

\$208K

MEDIAN SALE PRICE

+19.1%

1-YR CHANGE

311

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



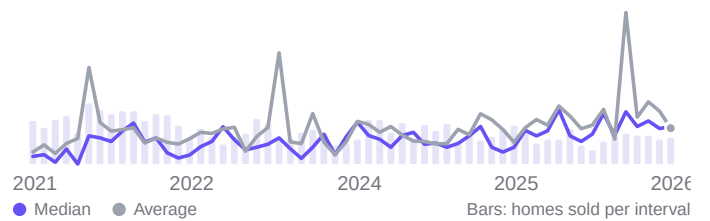
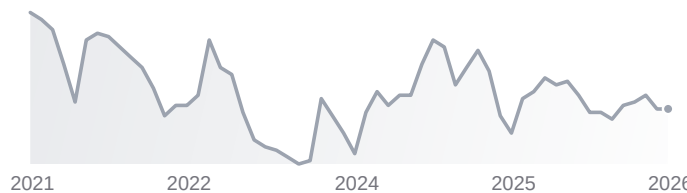
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$205K · Average \$201K

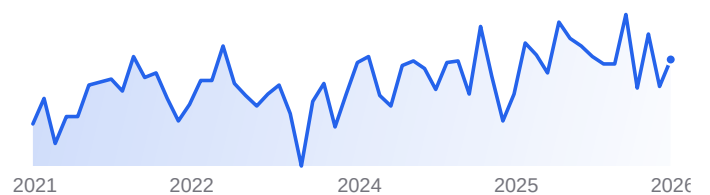
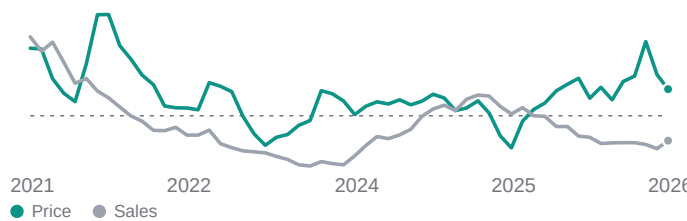


Growth (year over year)

Price +19.1% · Sales -17.9%

Price per square foot

\$133/ft²

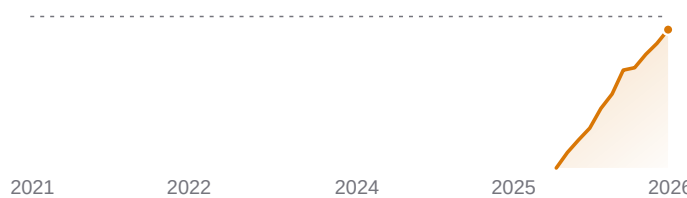


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

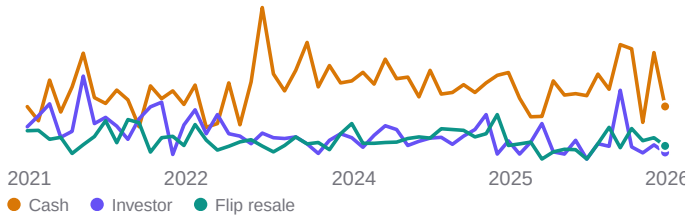
3.3%



BUYERS & OUTCOMES

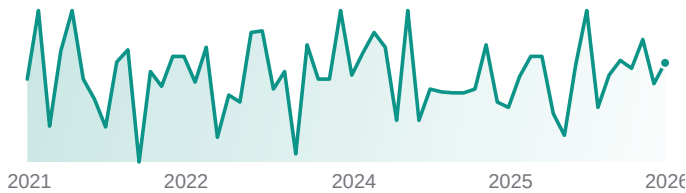
Buyer mix

Cash 30% · Investor 3.7% · Flip resale 7.4%



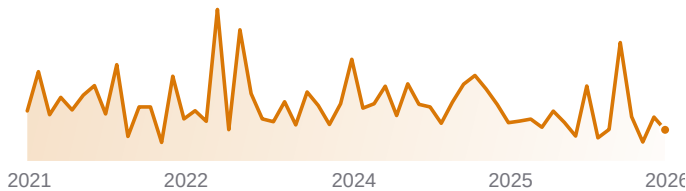
Sellers who sold at a gain

90%

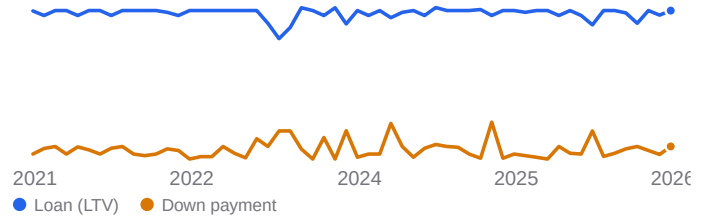


Median annualized return at resale

+7.0%

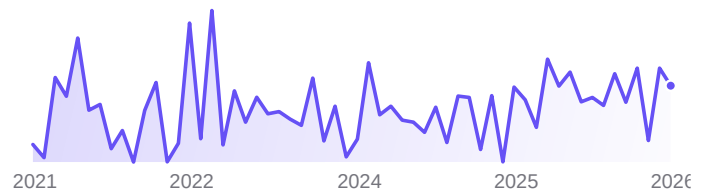


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	9,314
Median value (AVM)	\$165K
Median size	1,410 ft²
Median bedrooms	3
Median year built	1969
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.5%
Owner occupied	71%
Company owned	10%
Median loan-to-value	32%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	23,895
Density	124 / mi²
Median household income	\$54K
Average household income	\$71K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	41
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	22.8%
Unemployment	1.0%
Average temp	64°F
Annual precip	50 in
Sunshine	61%

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.