

Thomson 30824

ZIP code · GA · Georgia > McDuffie County > Thomson

BUYER'S MARKET

\$136K

MEDIAN SALE PRICE

-31.6%

1-YR CHANGE

178

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



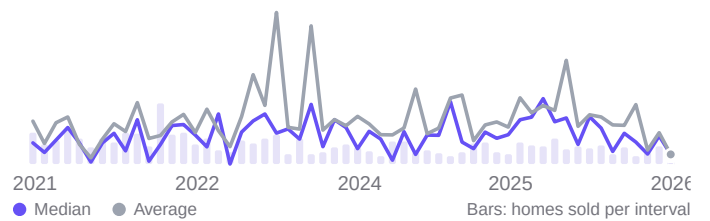
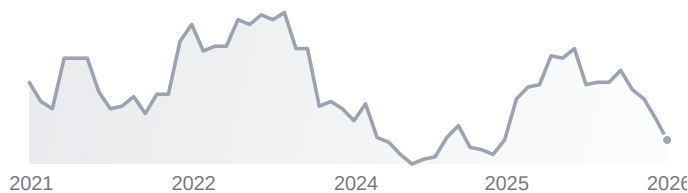
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$120K · Average \$120K

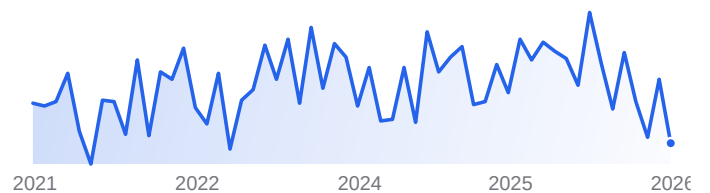
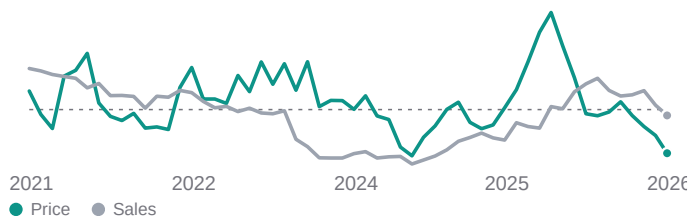


Growth (year over year)

Price -31.6% · Sales -4.3%

Price per square foot

\$74/ft²

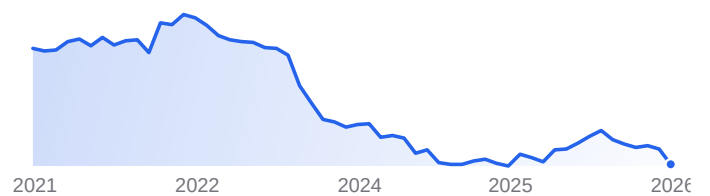


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

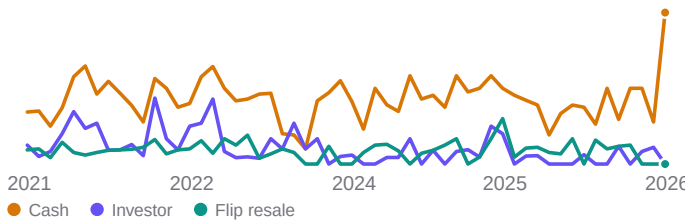
2.6%



BUYERS & OUTCOMES

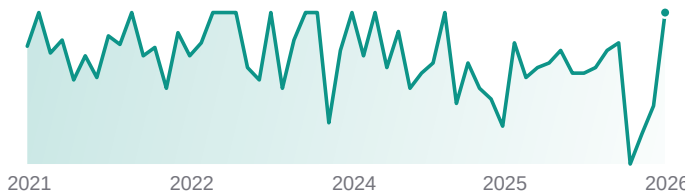
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



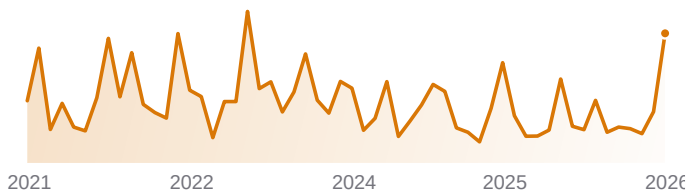
Sellers who sold at a gain

100%

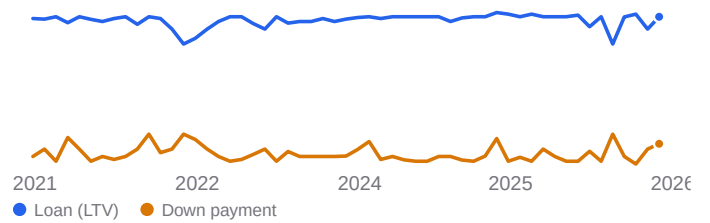


Median annualized return at resale

+17.5%

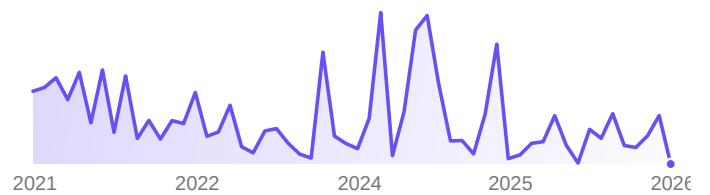


Financing (share of purchase price) Loan (LTV) 98% · Down payment 14%



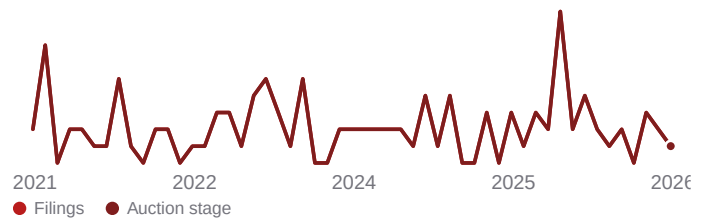
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,853
Median value (AVM)	\$175K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1985
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	74%
Company owned	13%
Median loan-to-value	25%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	16,772
Density	85 / mi²
Median household income	\$57K
Average household income	\$80K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	79
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	15.1%
Unemployment	1.2%
Average temp	63°F
Annual precip	48 in
Sunshine	61%

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