



Thomasville, Georgia.

Current market data.

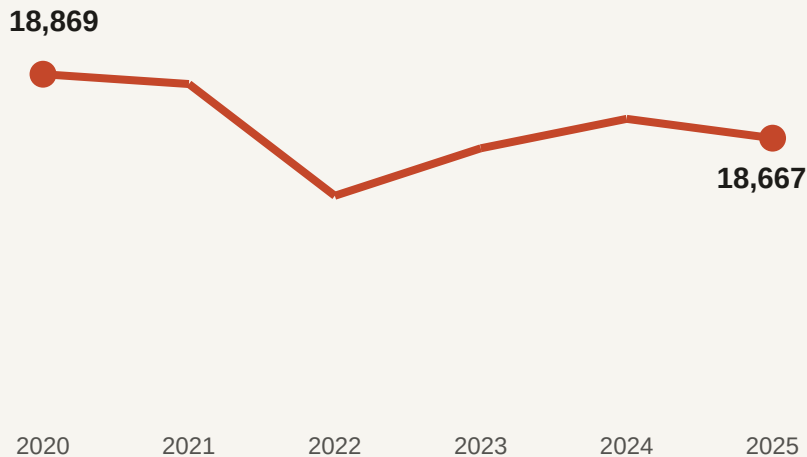
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

18,667

people, the 67th-largest of Georgia's cities and towns.



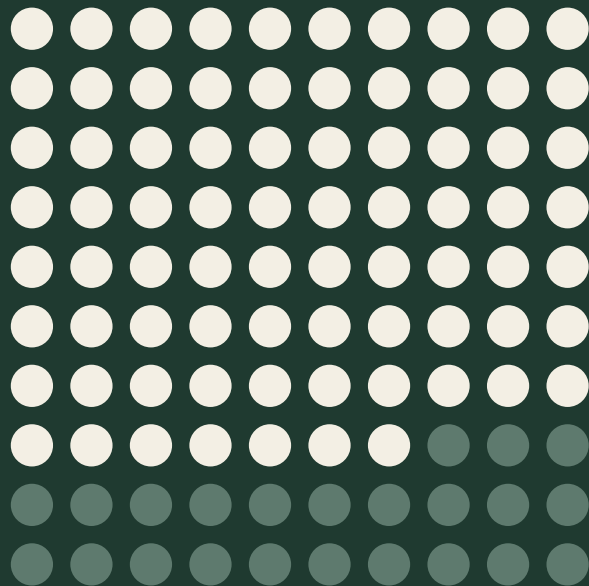
THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

77.1%

of 14,769 jobs located in Thomasville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



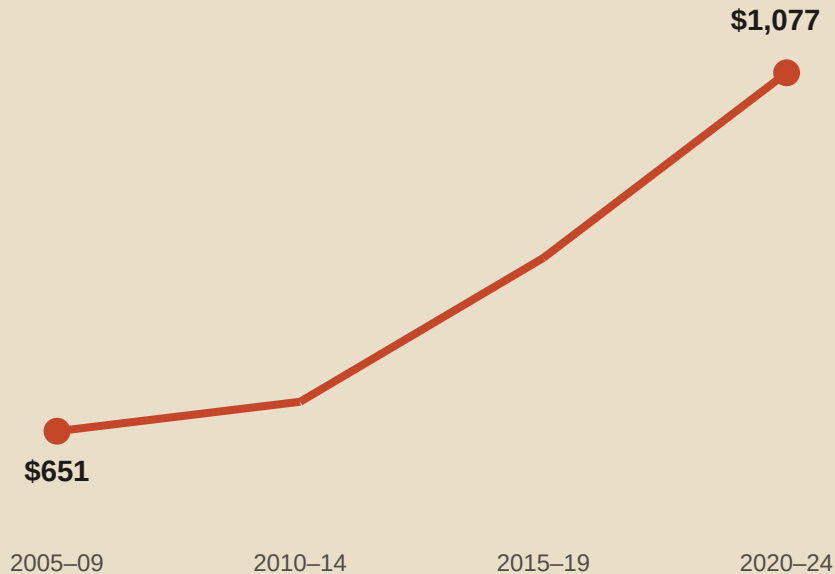
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,077

a month. Georgia's median is \$1,393.





THE SEAM

Cross one tract line and median rent jumps \$644.

A \$644 gap between neighbors, the sharpest rent edge between adjacent tracts in Thomas County.

TRACT 9607.02

\$876

TRACT 9606.01

\$1,520

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$878–\$1,317



\$1,077 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

673

homes permitted in ten years,
2016–2025

37%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.7% to the 8,965 homes here.

38–148

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 32% less than Georgia's.

\$205,200

median home value in Thomasville.

Thomasville



\$205,200

Georgia



\$303,300

U.S.



\$332,700

THAT WAS THOMASVILLE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ga/thomasville/

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