

Dougherty County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$130K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

773

SALES (12 MO)

\$115K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



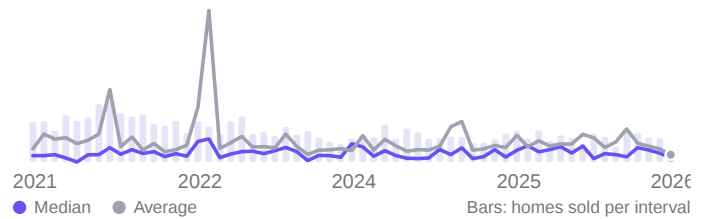
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$110K · Average \$124K

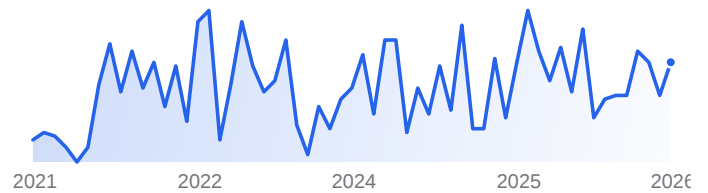
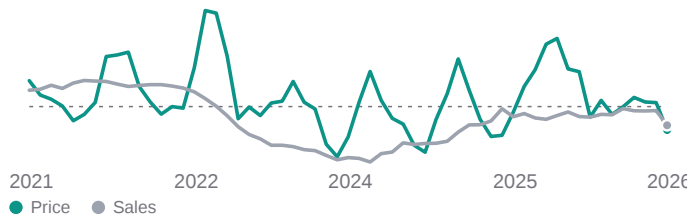


Growth (year over year)

Price -14.4% · Sales -11.5%

Price per square foot

\$90/ft²

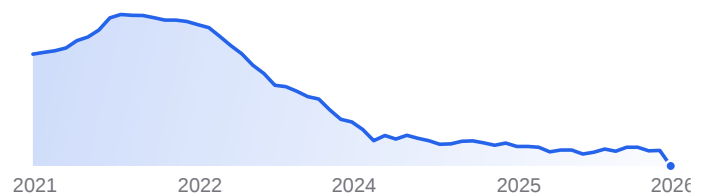
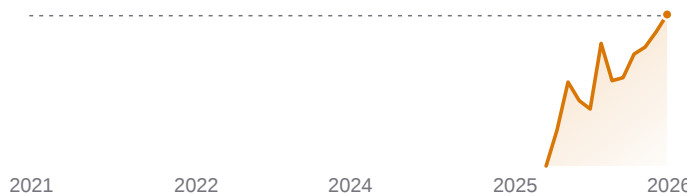


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

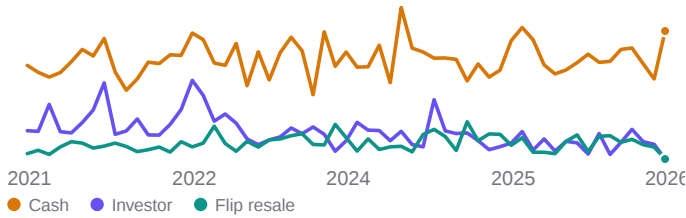
2.7%



BUYERS & OUTCOMES

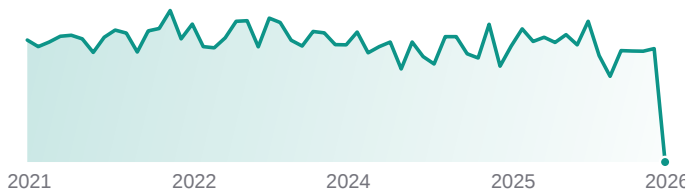
Buyer mix

Cash 63% · Investor 0% · Flip resale 0%



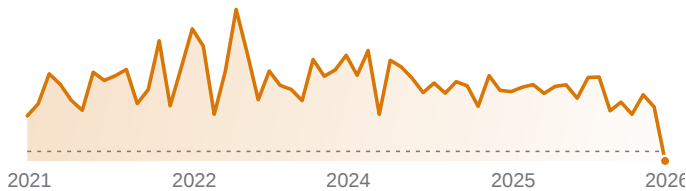
Sellers who sold at a gain

25%

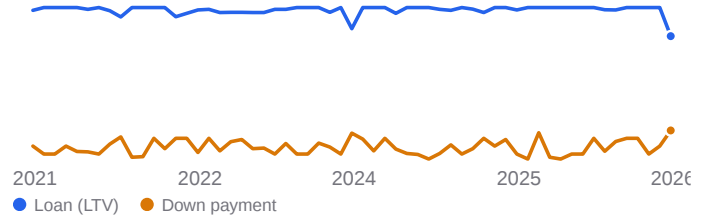


Median annualized return at resale

-0.9%

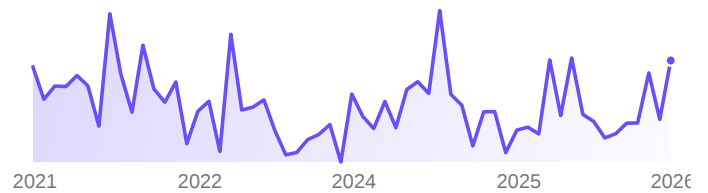


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



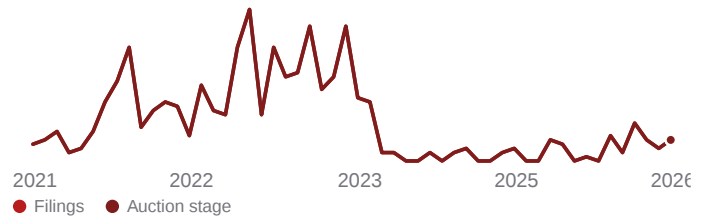
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	28,303
Median value (AVM)	\$115K
Median size	1,479 ft²
Median bedrooms	3
Median year built	1970
Single family	84%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.6%
Owner occupied	64%
Company owned	22%
Median loan-to-value	36%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	82,950
Density	252 / mi²
Median household income	\$48K
Average household income	\$67K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	28
Homes occupied	85%
Bachelor's or higher	13%
Poverty rate	26.0%
Unemployment	1.0%
Average temp	67°F
Annual precip	53 in
Sunshine	61%

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.