

Douglas County, GA

County · GA · Georgia

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

-9.7%

1-YR CHANGE

2,065

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



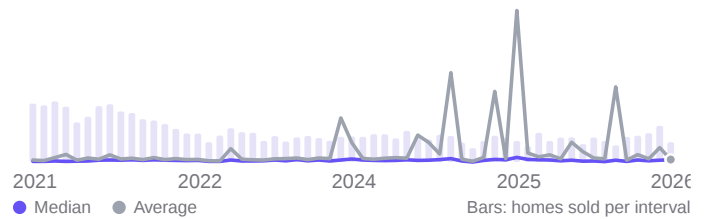
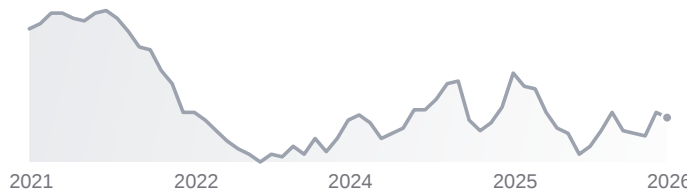
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$310K · Average \$318K

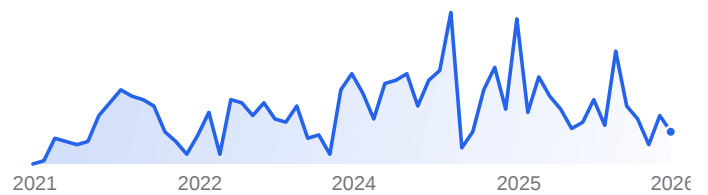
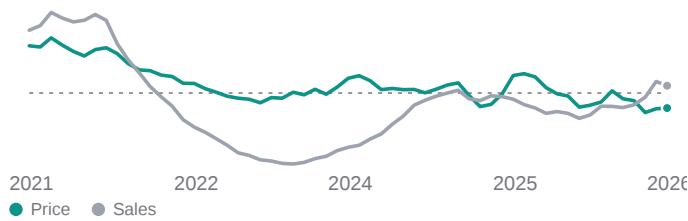


Growth (year over year)

Price -9.7% · Sales +4.7%

Price per square foot

\$154/ft²

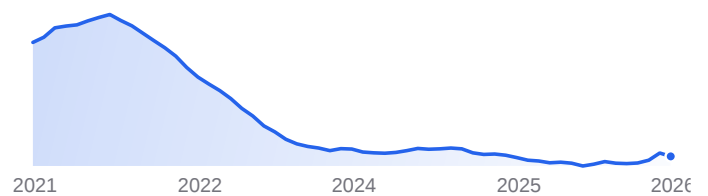


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

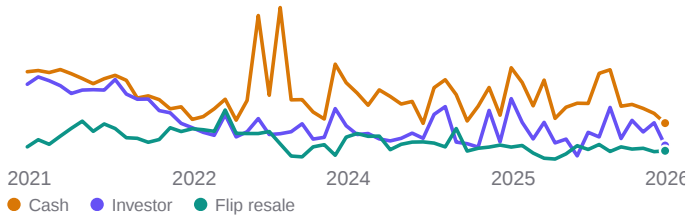
4.4%



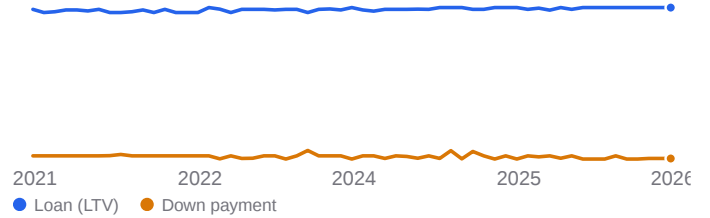
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 14% · Flip resale 11%

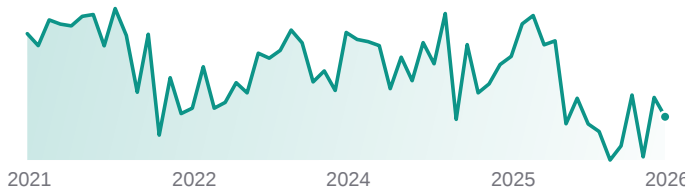


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.3%



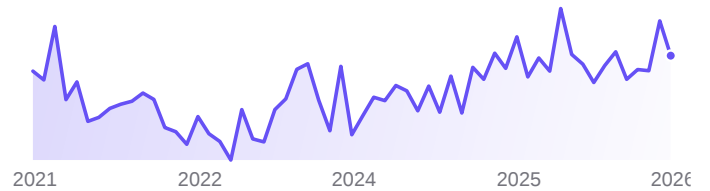
Sellers who sold at a gain

82%



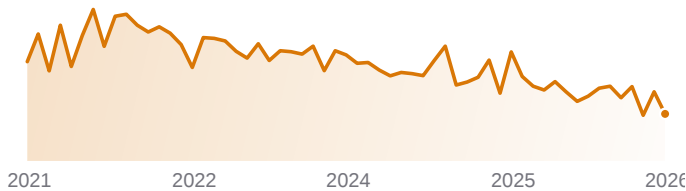
Typical hold before selling

5.4 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 20 · Auction stage 20



HOUSING STOCK

Homes	47,402
Median value (AVM)	\$284K
Median size	1,780 ft²
Median bedrooms	3
Median year built	1995
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	19%
Median loan-to-value	49%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	152,966
Density	764 / mi²
Median household income	\$79K
Average household income	\$103K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	55
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	10.1%
Unemployment	1.2%
Average temp	61°F
Annual precip	54 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.