

Douglasville 30134

ZIP code · GA · Georgia · Douglas County · Douglasville

BUYER'S MARKET

\$245K

MEDIAN SALE PRICE

-19.4%

1-YR CHANGE

550

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



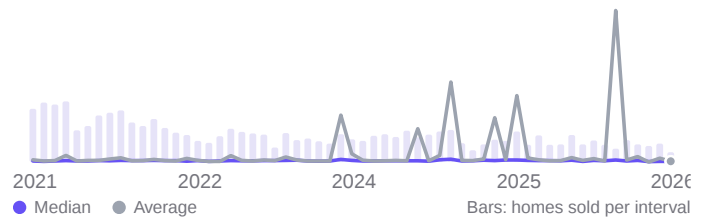
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$250K · Average \$258K

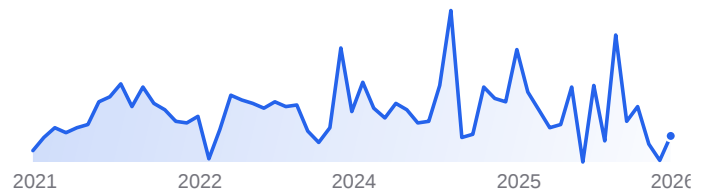
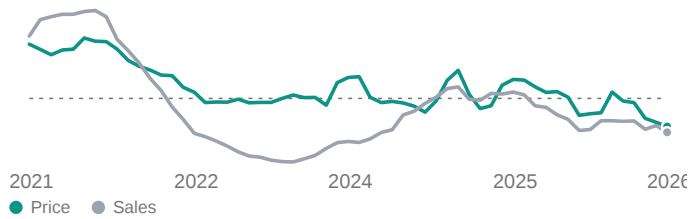


Growth (year over year)

Price -19.4% · Sales -23.3%

Price per square foot

\$156/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

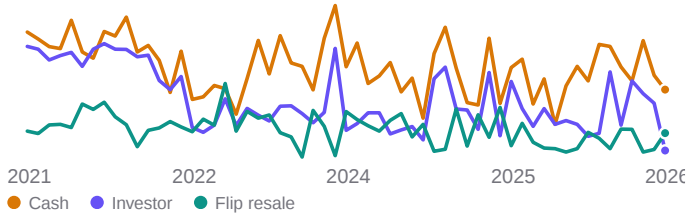
3.7%



BUYERS & OUTCOMES

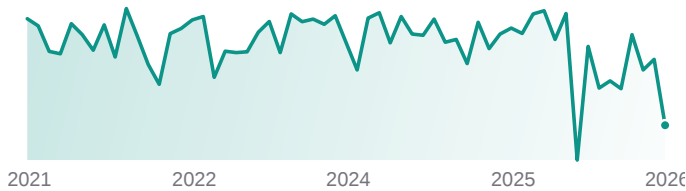
Buyer mix

Cash 36% · Investor 8.0% · Flip resale 16%



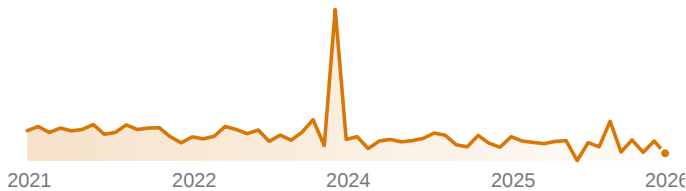
Sellers who sold at a gain

68%

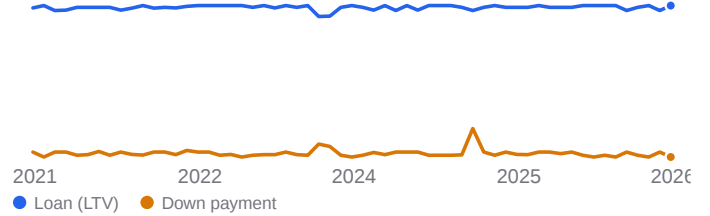


Median annualized return at resale

+3.0%

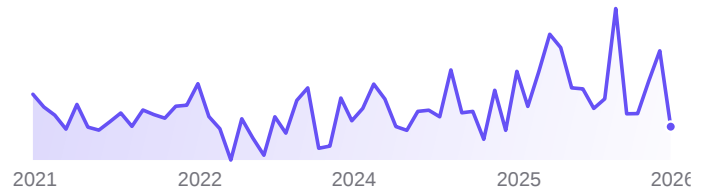


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	15,042
Median value (AVM)	\$276K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1997
Single family	92%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	73%
Company owned	22%
Median loan-to-value	46%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	48,795
Density	994 / mi²
Median household income	\$78K
Average household income	\$94K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	55
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	10.7%
Unemployment	1.1%
Average temp	60°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.