

Douglas 31533

ZIP code · GA · Georgia > Coffee County > Douglas

SELLER'S MARKET

\$210K

MEDIAN SALE PRICE

+46.9%

1-YR CHANGE

151

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

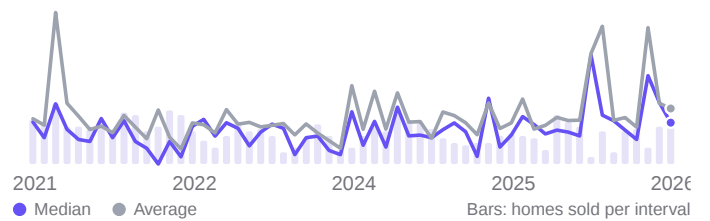
Market temperature (0–100)

64 / 100



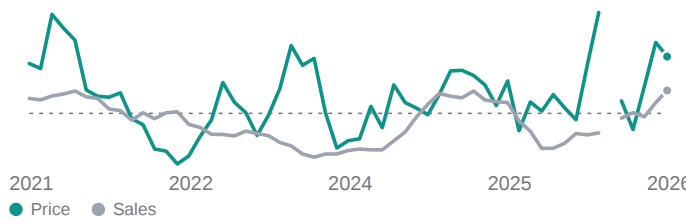
Sale prices

Median \$150K · Average \$188K



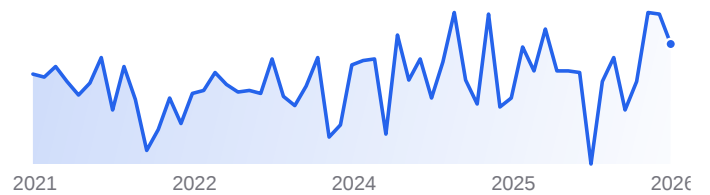
Growth (year over year)

Price +46.9% · Sales +18.9%



Price per square foot

\$106/ft²



Sale premium vs estimated value

+11.5%



Annual turnover (share of homes sold)

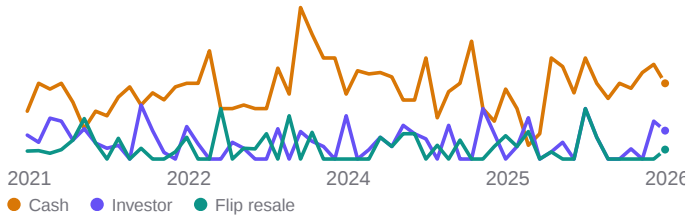
2.7%



BUYERS & OUTCOMES

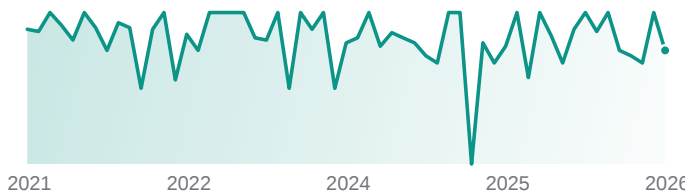
Buyer mix

Cash 50% · Investor 19% · Flip resale 6.3%



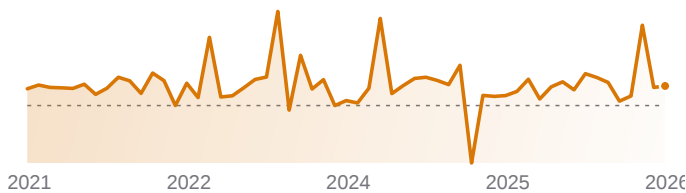
Sellers who sold at a gain

75%

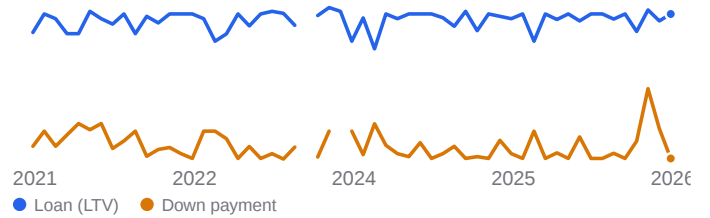


Median annualized return at resale

+8.0%

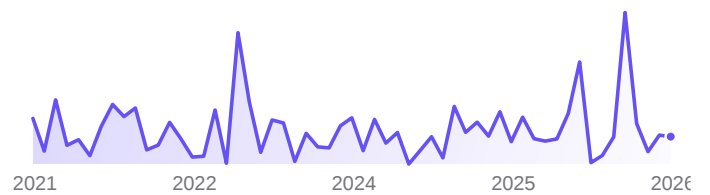


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



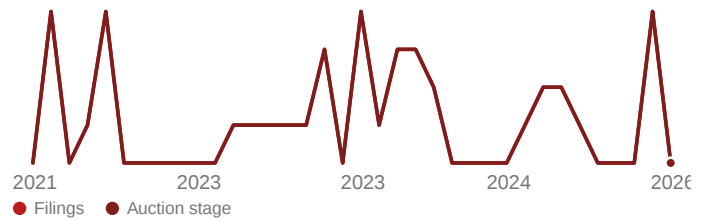
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,598
Median value (AVM)	\$126K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1978
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.6%
Owner occupied	65%
Company owned	13%
Median loan-to-value	21%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	14,919
Density	221 / mi²
Median household income	\$56K
Average household income	\$70K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	35
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	12.2%
Unemployment	1.3%
Average temp	66°F
Annual precip	51 in
Sunshine	66%

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