

Albany 31701

ZIP code · GA · Georgia > Dougherty County > Albany

BUYER'S MARKET

\$91K

MEDIAN SALE PRICE

-28.9%

1-YR CHANGE

169

SALES (12 MO)

\$65K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



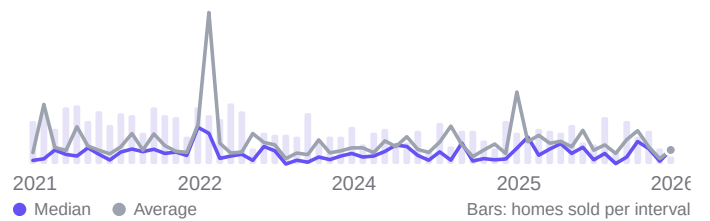
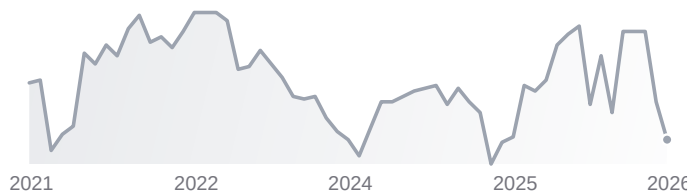
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$110K · Average \$110K

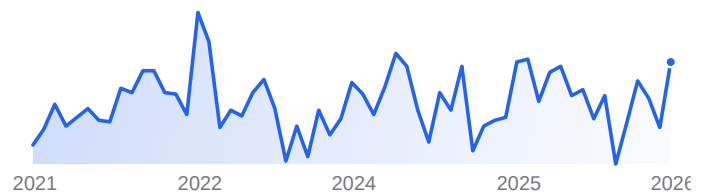
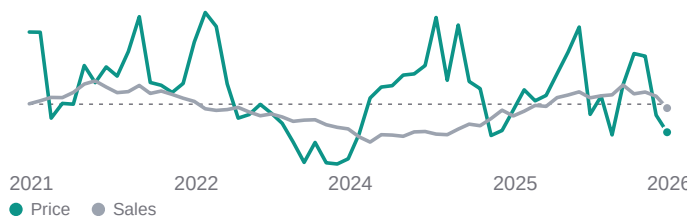


Growth (year over year)

Price -28.9% · Sales -4.0%

Price per square foot

\$90/ft²

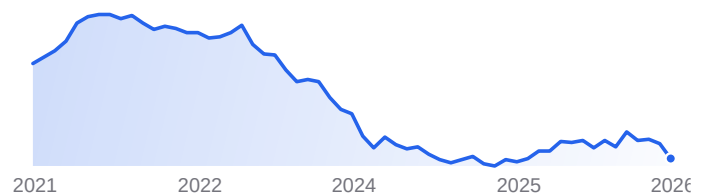


Sale premium vs estimated value

+374.4%

Annual turnover (share of homes sold)

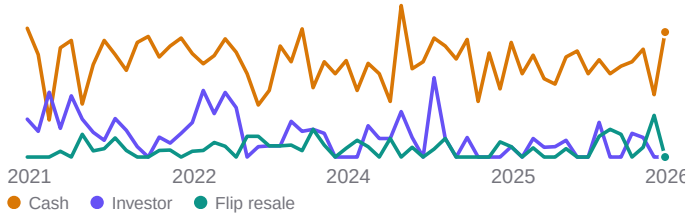
2.9%



BUYERS & OUTCOMES

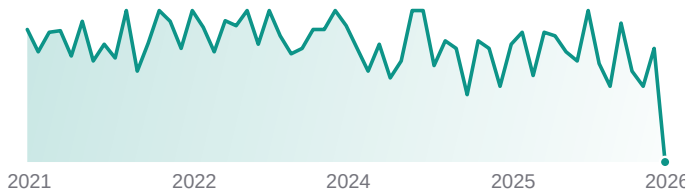
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



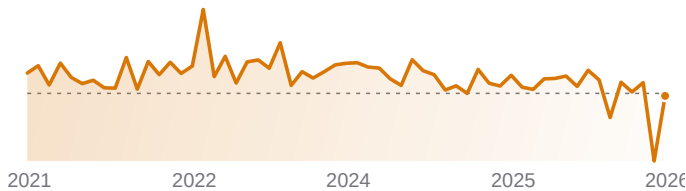
Sellers who sold at a gain

0%

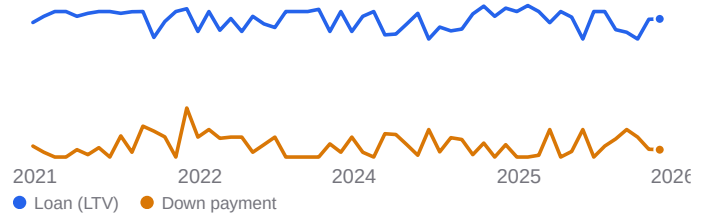


Median annualized return at resale

-0.9%

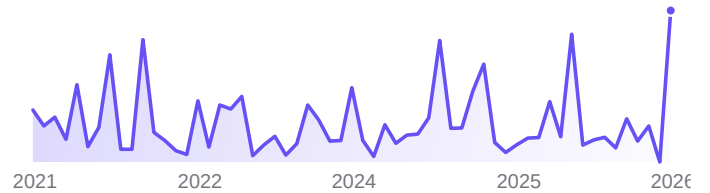


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



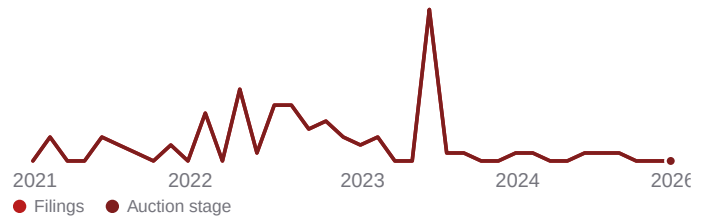
Typical hold before selling

19.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,793
Median value (AVM)	\$65K
Median size	1,328 ft²
Median bedrooms	3
Median year built	1959
Single family	87%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.9%
Owner occupied	53%
Company owned	23%
Median loan-to-value	0%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	17,544
Density	626 / mi²
Median household income	\$39K
Average household income	\$52K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	25
Homes occupied	82%
Bachelor's or higher	9%
Poverty rate	32.6%
Unemployment	0.9%
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.