

Albany 31705

ZIP code · GA · Georgia > Dougherty County > Albany

BALANCED MARKET

\$87K

MEDIAN SALE PRICE

+40.7%

1-YR CHANGE

189

SALES (12 MO)

\$78K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



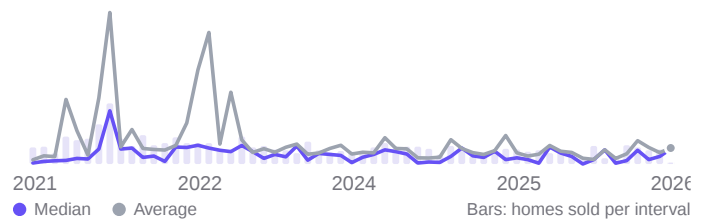
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$116K · Average \$121K

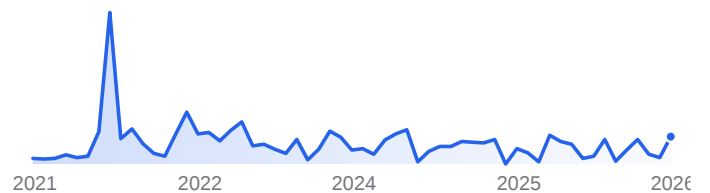
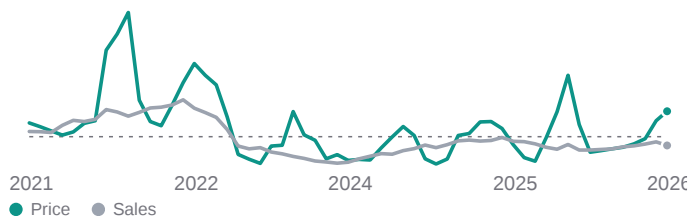


Growth (year over year)

Price +40.7% · Sales -14.1%

Price per square foot

\$77/ft²

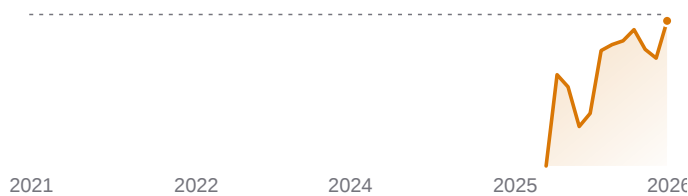


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

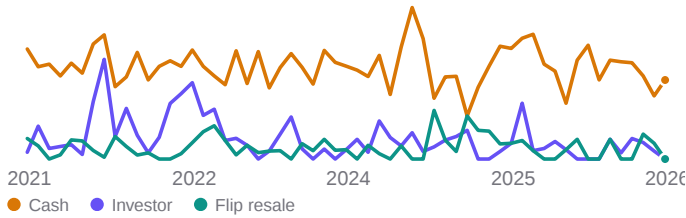
1.9%



BUYERS & OUTCOMES

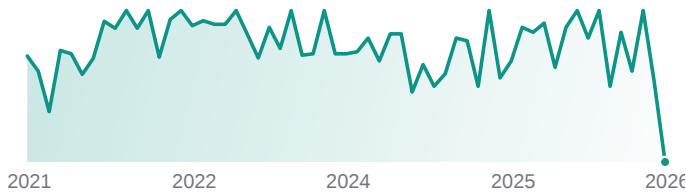
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



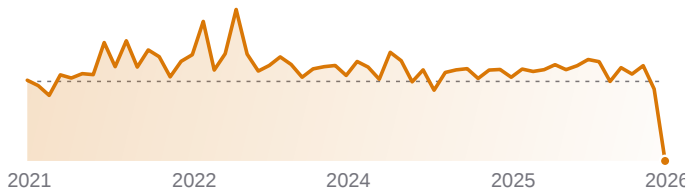
Sellers who sold at a gain

0%

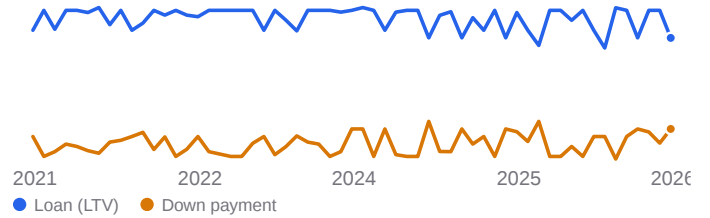


Median annualized return at resale

-37.3%

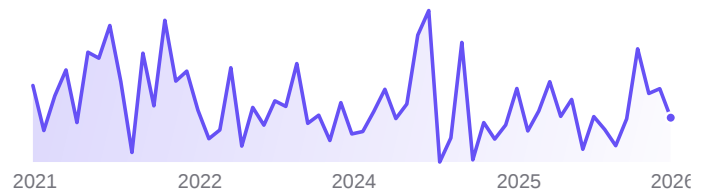


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,166
Median value (AVM)	\$78K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1971
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.1%
Owner occupied	59%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	28,194
Density	194 / mi²
Median household income	\$42K
Average household income	\$54K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	27
Homes occupied	82%
Bachelor's or higher	10%
Poverty rate	31.6%
Unemployment	0.8%
Average temp	67°F
Annual precip	52 in
Sunshine	62%

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.