

Albany 31707

ZIP code · GA · Georgia > Dougherty County > Albany

BUYER'S MARKET

\$146K

MEDIAN SALE PRICE

-7.0%

1-YR CHANGE

264

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



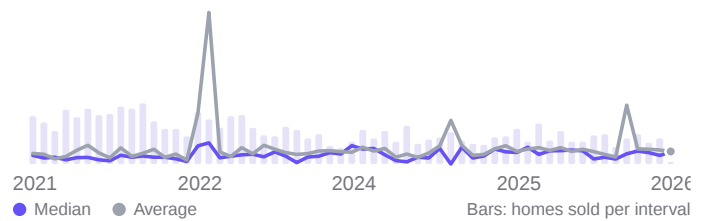
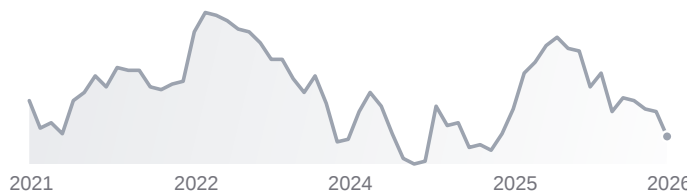
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$154K · Average \$157K

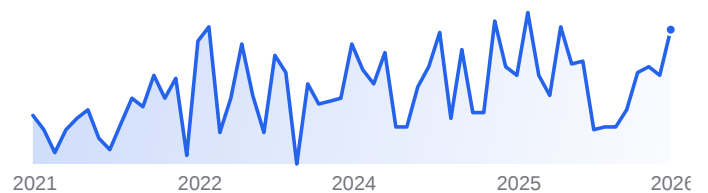
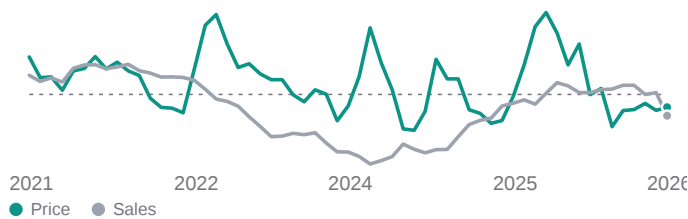


Growth (year over year)

Price -7.0% · Sales -11.7%

Price per square foot

\$110/ft²

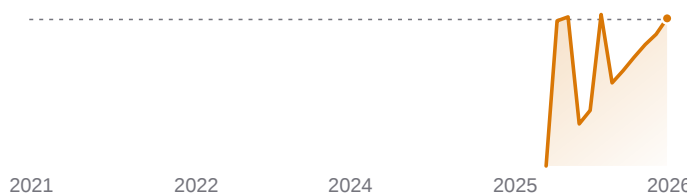


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

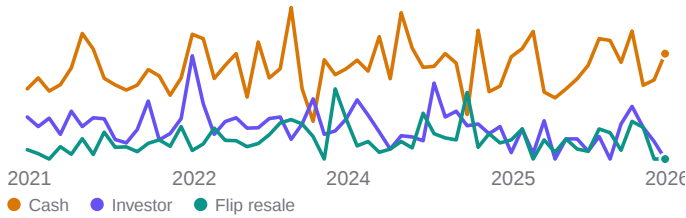
3.5%



BUYERS & OUTCOMES

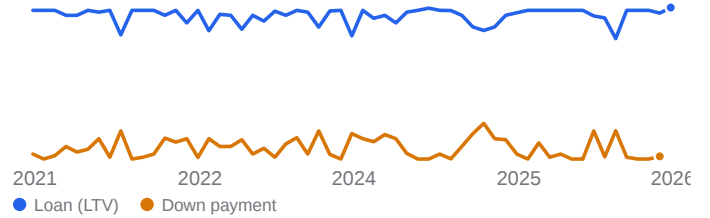
Buyer mix

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



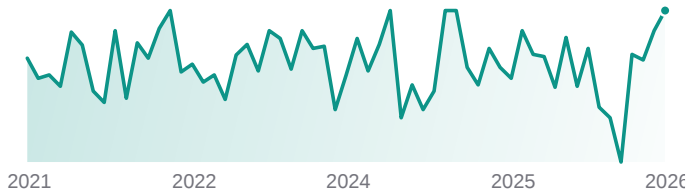
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.6%



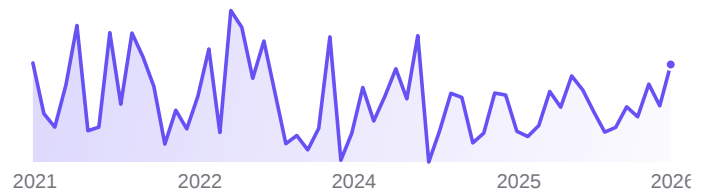
Sellers who sold at a gain

100%



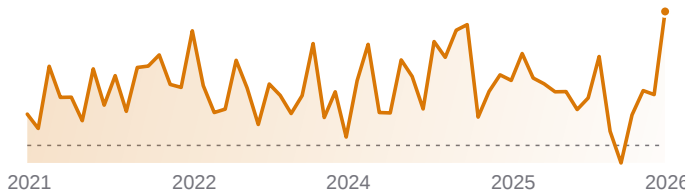
Typical hold before selling

6.7 yrs



Median annualized return at resale

+13.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,487
Median value (AVM)	\$132K
Median size	1,542 ft²
Median bedrooms	3
Median year built	1963
Single family	88%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.6%
Owner occupied	66%
Company owned	23%
Median loan-to-value	45%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	23,484
Density	1,321 / mi²
Median household income	\$58K
Average household income	\$69K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	31
Homes occupied	86%
Bachelor's or higher	16%
Poverty rate	22.9%
Unemployment	1.1%
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.