

Albany 31721

ZIP code · GA · Georgia > Dougherty County > Albany

BALANCED MARKET

\$225K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

259

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

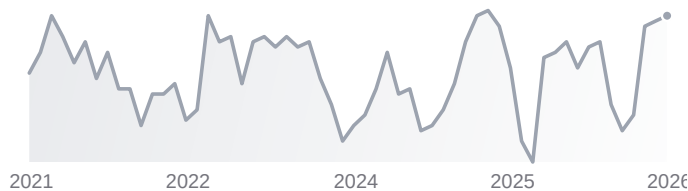
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

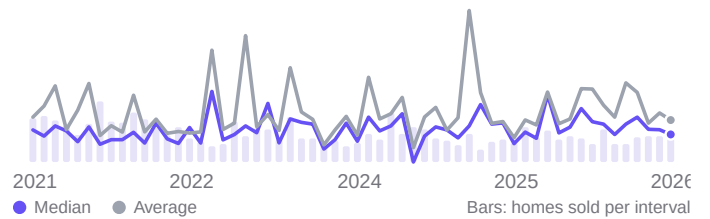
Market temperature (0–100)

56 / 100



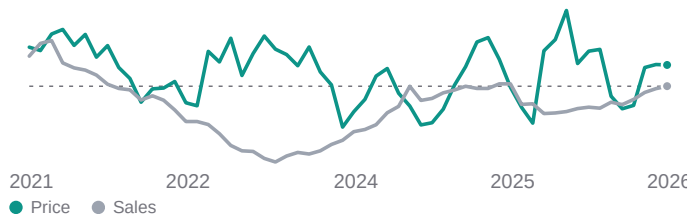
Sale prices

Median \$215K · Average \$257K



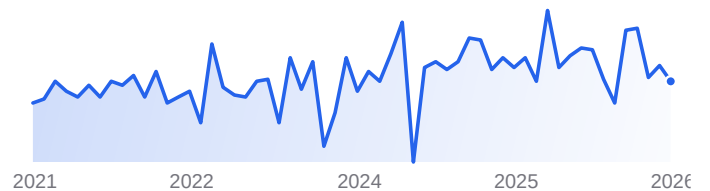
Growth (year over year)

Price +9.8% · Sales +0.0%



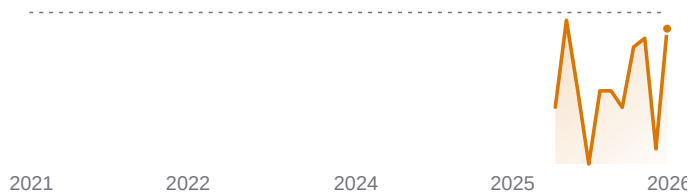
Price per square foot

\$112/ft²



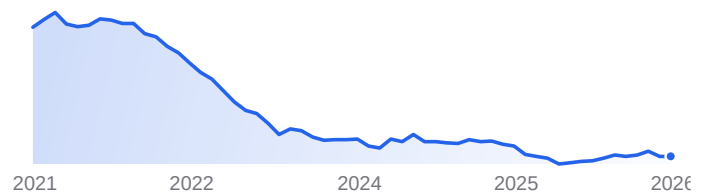
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

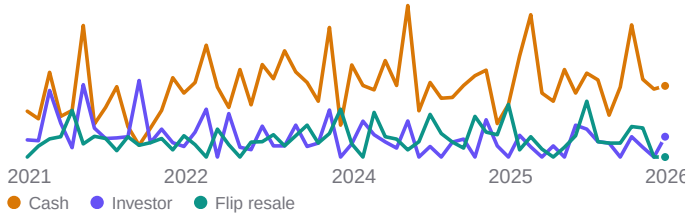
3.4%



BUYERS & OUTCOMES

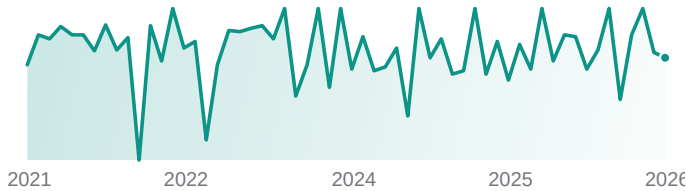
Buyer mix

Cash 32% · Investor 9.1% · Flip resale 0%



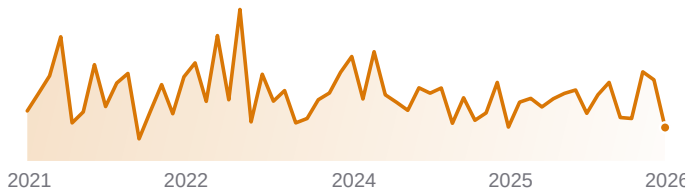
Sellers who sold at a gain

88%

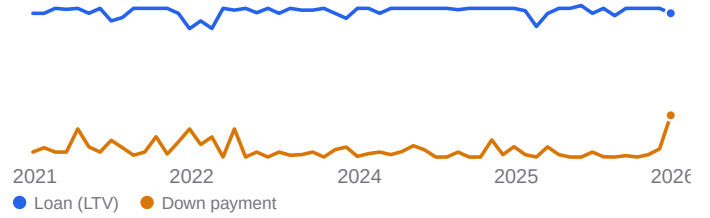


Median annualized return at resale

+2.8%

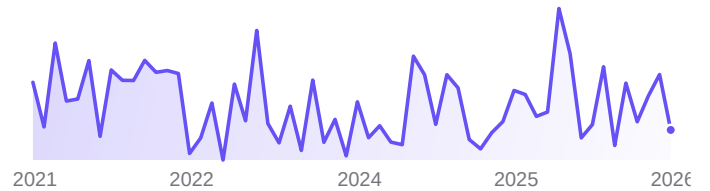


Financing (share of purchase price) Loan (LTV) 95% · Down payment 29%



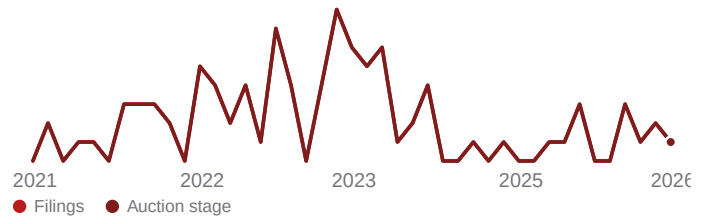
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,601
Median value (AVM)	\$254K
Median size	1,996 ft²
Median bedrooms	3
Median year built	1986
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.1%
Owner occupied	82%
Company owned	13%
Median loan-to-value	53%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	19,339
Density	94 / mi²
Median household income	\$79K
Average household income	\$106K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	29
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	10.1%
Unemployment	1.2%
Average temp	67°F
Annual precip	53 in
Sunshine	61%

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.