

Donalsonville 39845

ZIP code · GA · Georgia · Seminole County · Donalsonville

BUYER'S MARKET

\$129K

MEDIAN SALE PRICE

+18.7%

1-YR CHANGE

116

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



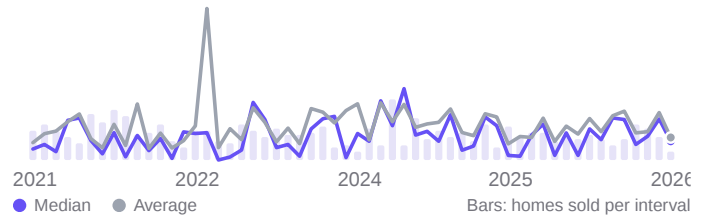
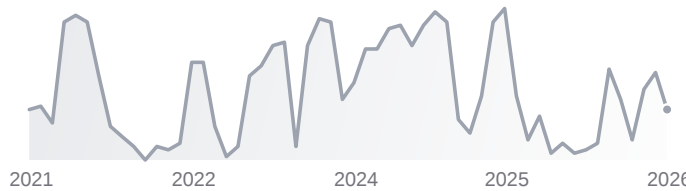
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$100K · Average \$112K

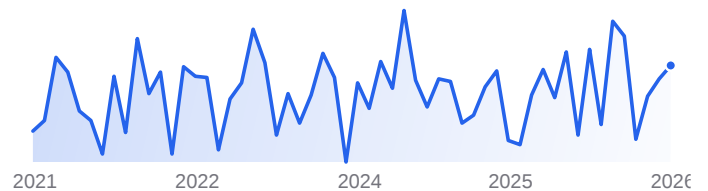
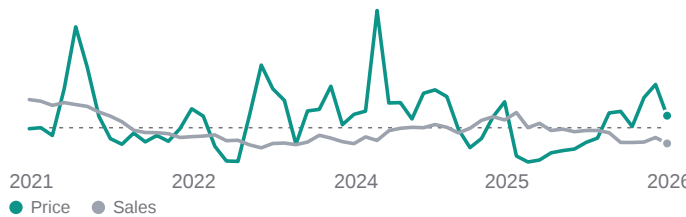


Growth (year over year)

Price +18.7% · Sales -24.2%

Price per square foot

\$108/ft²

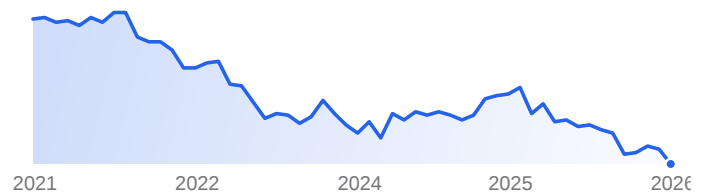
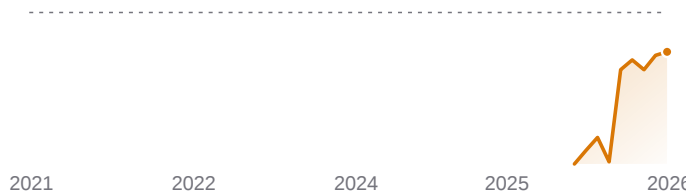


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

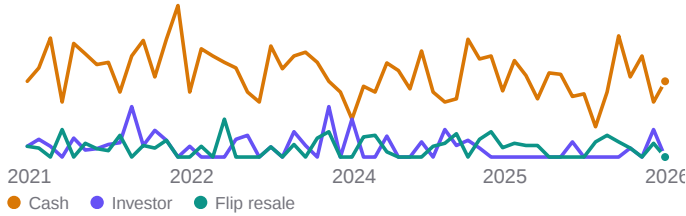
2.7%



BUYERS & OUTCOMES

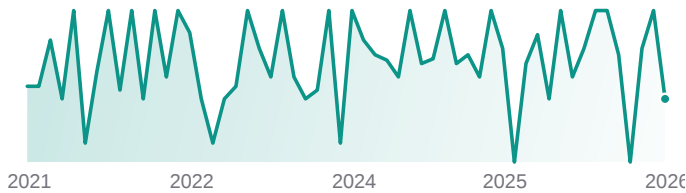
Buyer mix

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



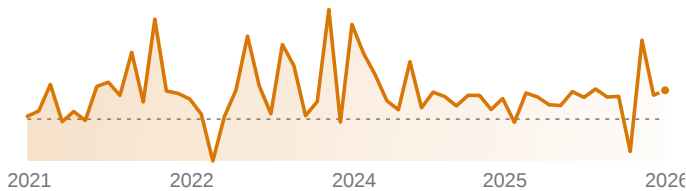
Sellers who sold at a gain

67%

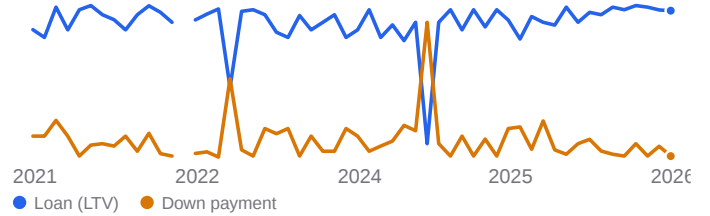


Median annualized return at resale

+6.9%

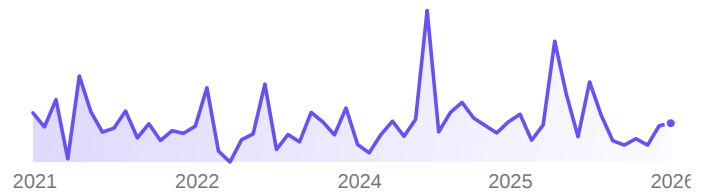


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



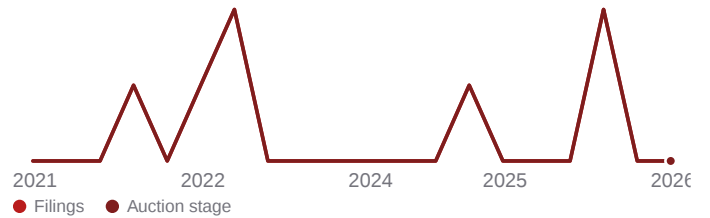
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,340
Median value (AVM)	\$111K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1977
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.2%
Owner occupied	64%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	7,629
Density	34 / mi²
Median household income	\$51K
Average household income	\$77K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	24
Homes occupied	77%
Bachelor's or higher	11%
Poverty rate	17.2%
Unemployment	1.1%
Average temp	67°F
Annual precip	56 in
Sunshine	61%

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