

Dawson County, GA

County · GA · Georgia

BALANCED MARKET

\$450K

MEDIAN SALE PRICE

+8.6%

1-YR CHANGE

589

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



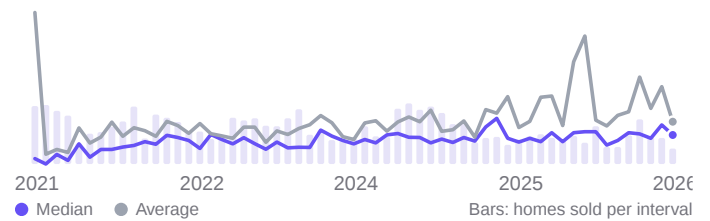
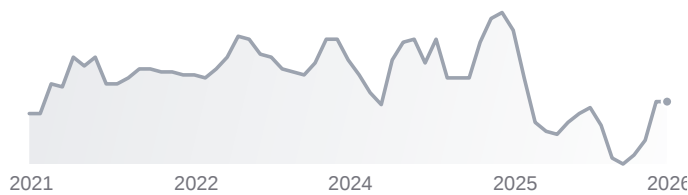
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$440K · Average \$499K

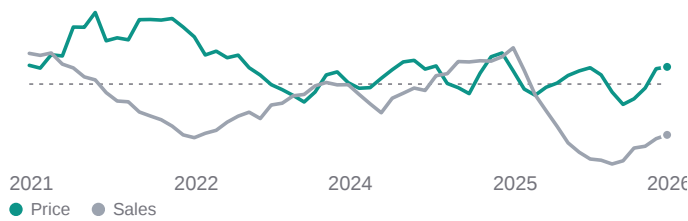


Growth (year over year)

Price +8.6% · Sales -25.6%

Price per square foot

\$250/ft²

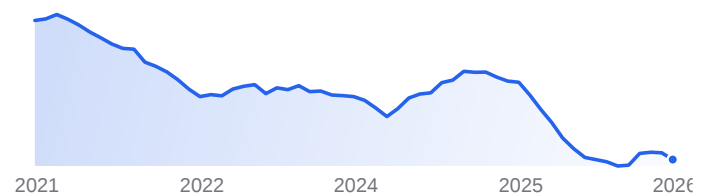


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

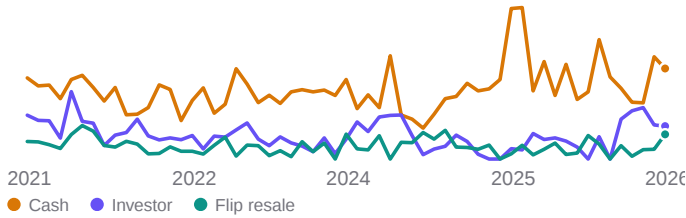
4.2%



BUYERS & OUTCOMES

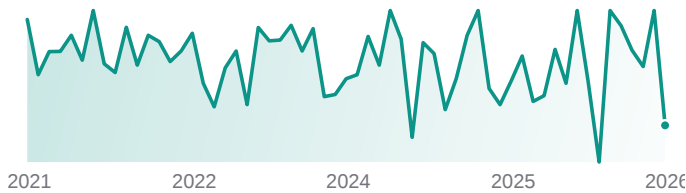
Buyer mix

Cash 38% · Investor 14% · Flip resale 10%



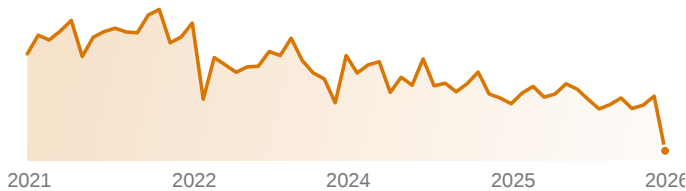
Sellers who sold at a gain

79%

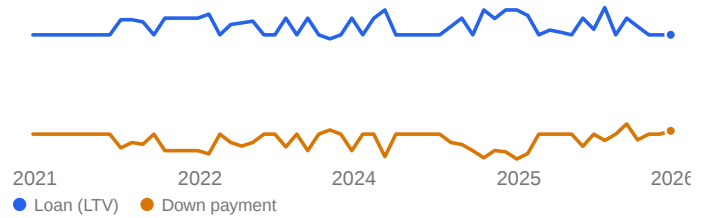


Median annualized return at resale

+1.2%

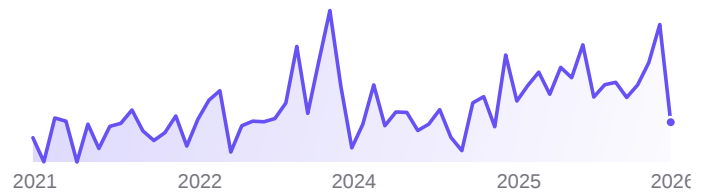


Financing (share of purchase price) Loan (LTV) 80% · Down payment 22%



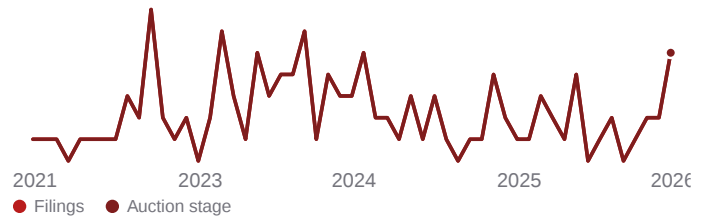
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	14,192
Median value (AVM)	\$477K
Median size	1,862 ft²
Median bedrooms	3
Median year built	2002
Single family	84%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.3%
Owner occupied	74%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

6.8 yrs

COMMUNITY

Population	34,440
Density	163 / mi²
Median household income	\$87K
Average household income	\$105K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	75
Homes occupied	91%
Bachelor's or higher	26%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	59°F
Annual precip	61 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.