

Dawsonville 30534

ZIP code · GA · Georgia > Dawson County > Dawsonville

BUYER'S MARKET

\$412K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

583

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



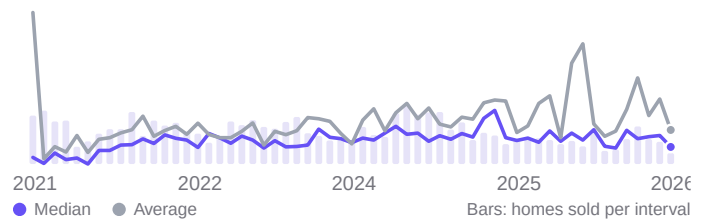
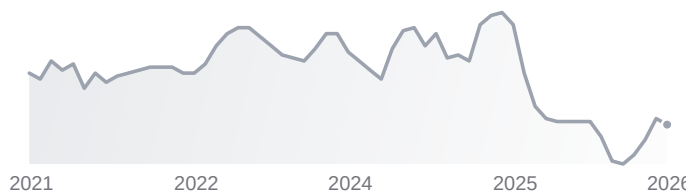
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$380K · Average \$454K

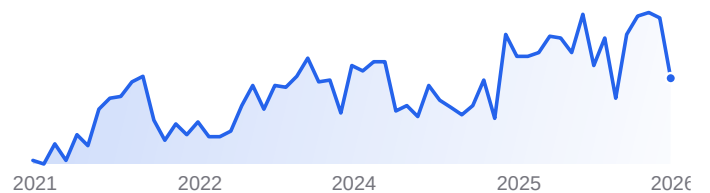
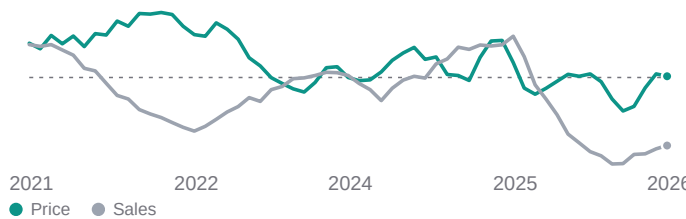


Growth (year over year)

Price +0.7% · Sales -35.5%

Price per square foot

\$206/ft²

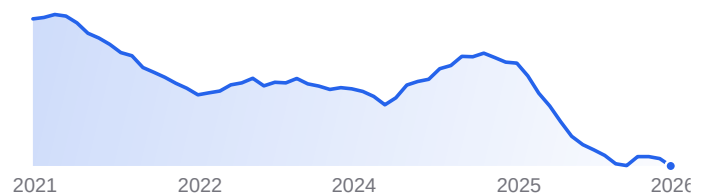


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

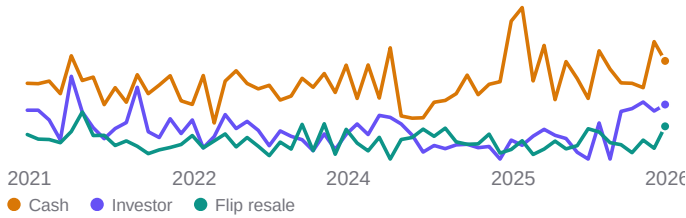
3.9%



BUYERS & OUTCOMES

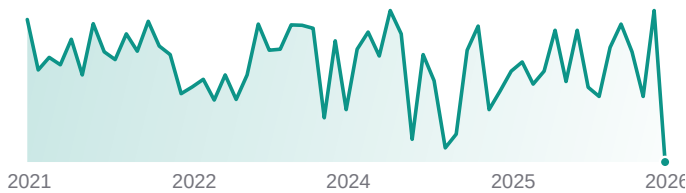
Buyer mix

Cash 38% · Investor 21% · Flip resale 13%



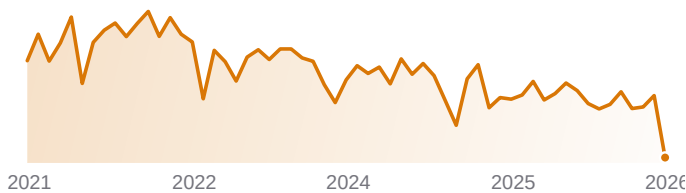
Sellers who sold at a gain

71%

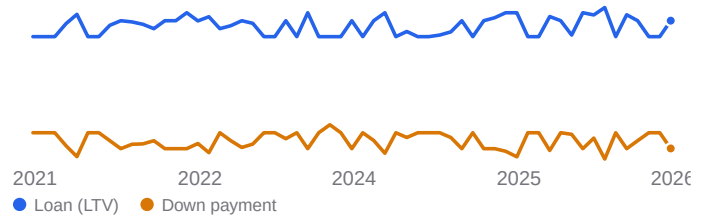


Median annualized return at resale

+0.6%

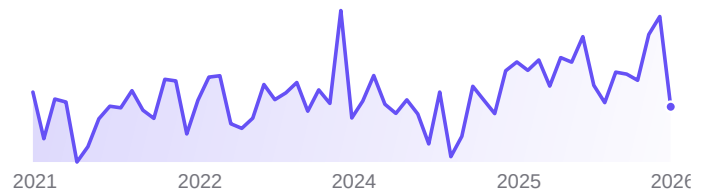


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



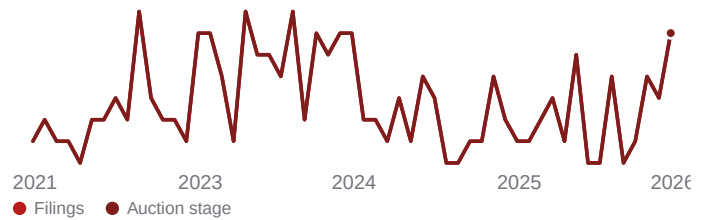
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	15,142
Median value (AVM)	\$461K
Median size	1,867 ft²
Median bedrooms	3
Median year built	2003
Single family	83%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	13%
Median loan-to-value	43%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	42,181
Density	186 / mi²
Median household income	\$96K
Average household income	\$111K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	74
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	9.4%
Unemployment	1.0%
Average temp	58°F
Annual precip	62 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.