

# Dillard 30537

ZIP code · GA · Georgia > Rabun County > Dillard

BALANCED MARKET

**\$330K**

MEDIAN SALE PRICE

**64**

SALES (12 MO)

**\$392K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



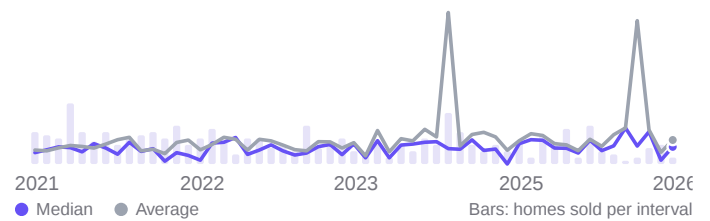
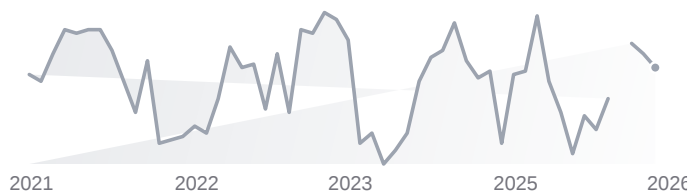
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$320K · Average \$438K

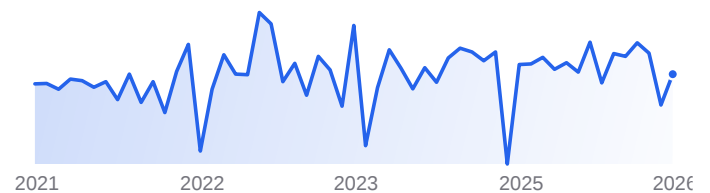
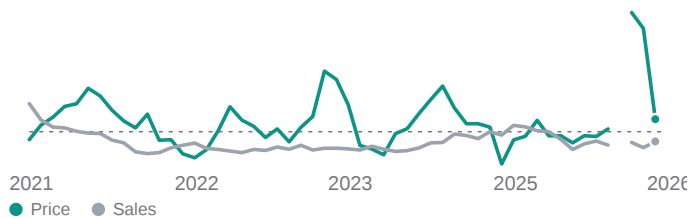


Growth (year over year)

Price +19.4% · Sales -15.1%

Price per square foot

\$181/ft²

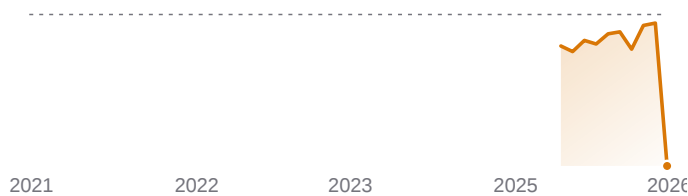


Sale premium vs estimated value

-10.5%

Annual turnover (share of homes sold)

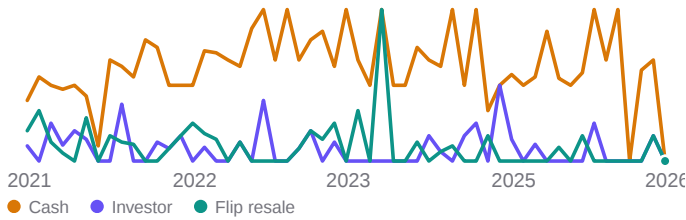
4.2%



## BUYERS & OUTCOMES

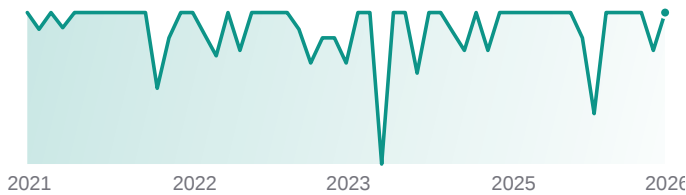
### Buyer mix

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



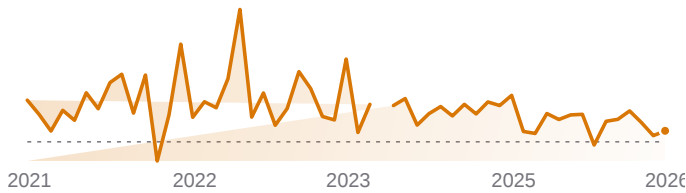
### Sellers who sold at a gain

100%

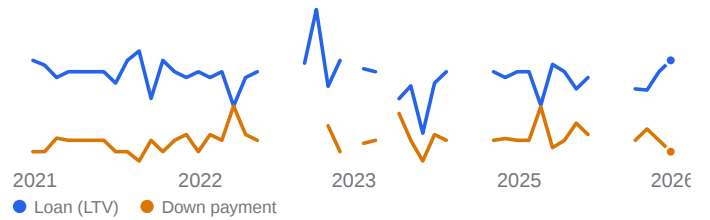


### Median annualized return at resale

+4.0%

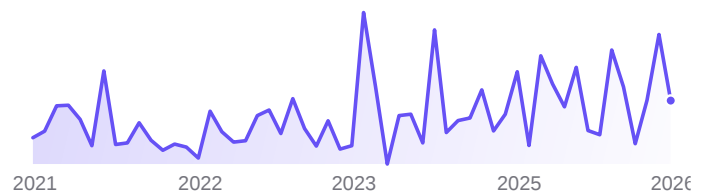


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



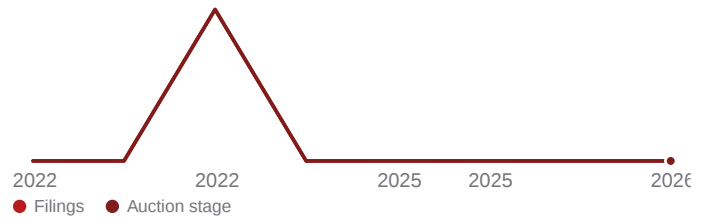
### Typical hold before selling

4.6 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,513     |
| Median value (AVM) | \$392K    |
| Median size        | 1,912 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 80%       |
| Condos             | 9.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 81%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 37%  |
| Company owned                 | 19%  |
| Median loan-to-value          | 0%   |

Typical ownership tenure

**6.9 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>1,030</b>               |
| Density                          | <b>49 / mi<sup>2</sup></b> |
| Median household income          | <b>\$50K</b>               |
| Average household income         | <b>\$72K</b>               |
| Crime index (US avg 100)         | <b>106</b>                 |
| Air pollution index (US avg 100) | <b>93</b>                  |
| Earthquake index (US avg 100)    | <b>101</b>                 |
| Homes occupied                   | <b>59%</b>                 |
| Bachelor's or higher             | <b>17%</b>                 |
| Poverty rate                     | <b>11.7%</b>               |
| Unemployment                     | <b>0.8%</b>                |
| Average temp                     | <b>55°F</b>                |
| Annual precip                    | <b>75 in</b>               |
| Sunshine                         | <b>61%</b>                 |

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.