

Dalton 30720

ZIP code · GA · Georgia > Whitfield County > Dalton

BUYER'S MARKET

\$268K

MEDIAN SALE PRICE

-12.8%

1-YR CHANGE

241

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



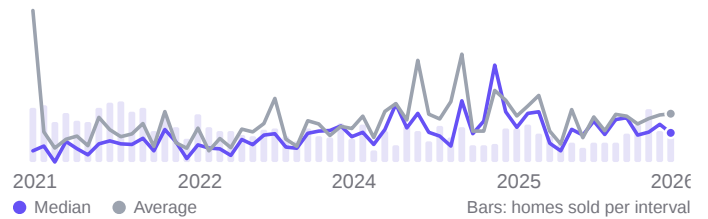
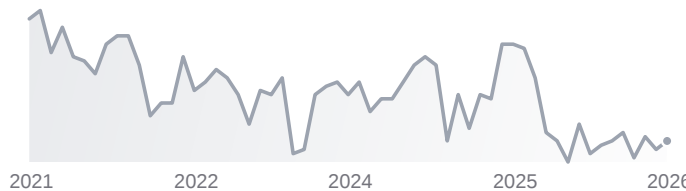
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$258K · Average \$319K

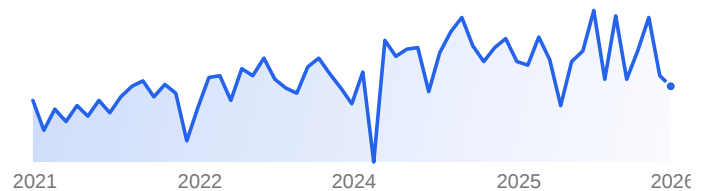
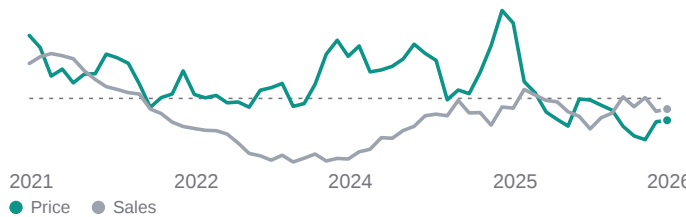


Growth (year over year)

Price -12.8% · Sales -6.2%

Price per square foot

\$145/ft²

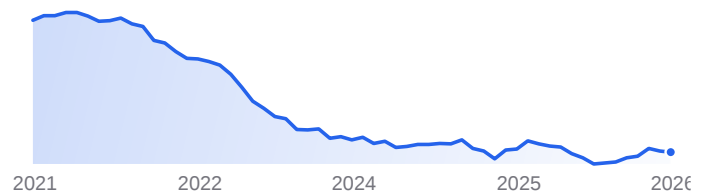
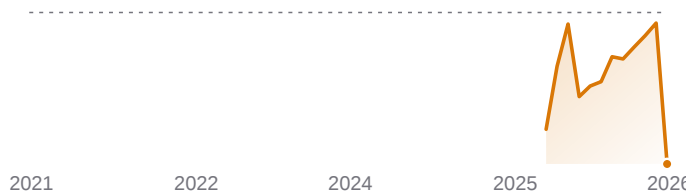


Sale premium vs estimated value

-6.1%

Annual turnover (share of homes sold)

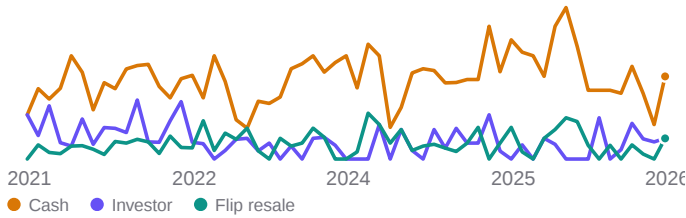
3.2%



BUYERS & OUTCOMES

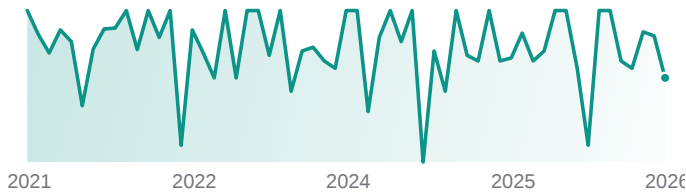
Buyer mix

Cash 40% · Investor 10% · Flip resale 10%



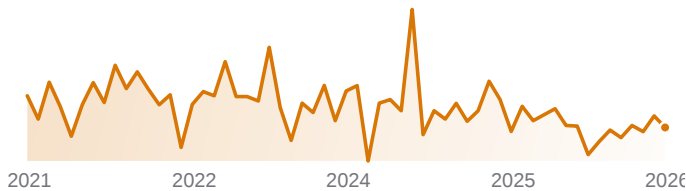
Sellers who sold at a gain

83%

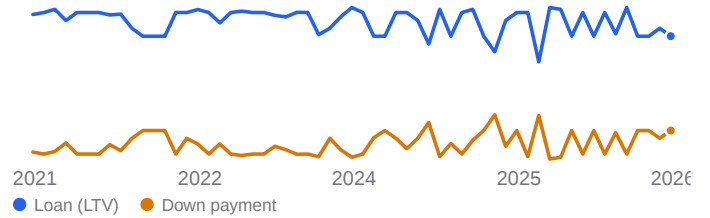


Median annualized return at resale

+5.7%

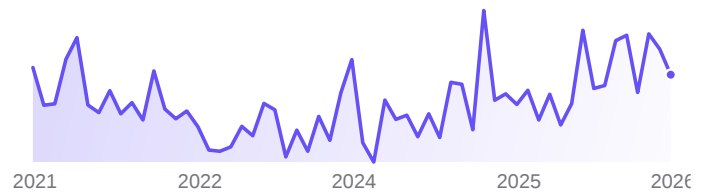


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,460
Median value (AVM)	\$271K
Median size	1,631 ft²
Median bedrooms	3
Median year built	1978
Single family	90%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	9.3%
Median loan-to-value	41%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	27,541
Density	584 / mi²
Median household income	\$68K
Average household income	\$90K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	142
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	11.3%
Unemployment	1.3%
Average temp	59°F
Annual precip	56 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.