

Dalton 30721

ZIP code · GA · Georgia > Whitfield County > Dalton

BALANCED MARKET

\$227K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

421

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



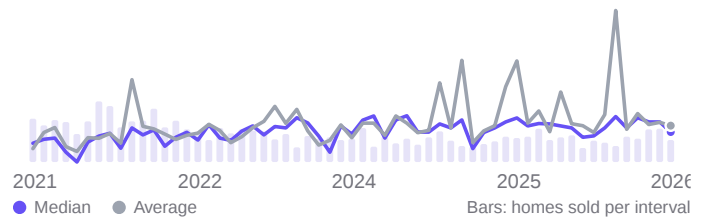
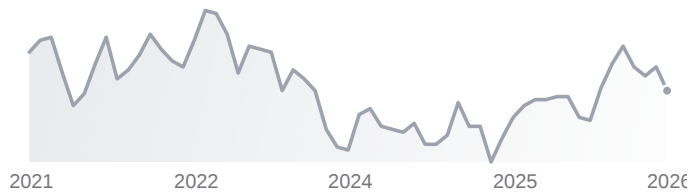
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$210K · Average \$226K

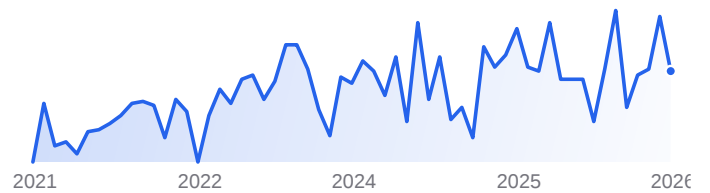
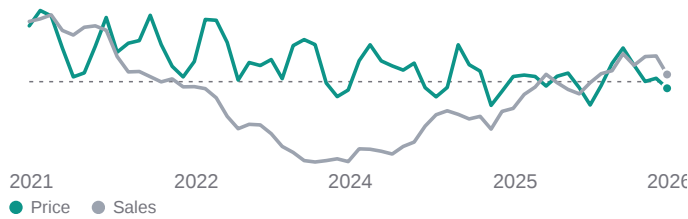


Growth (year over year)

Price -3.0% · Sales +3.2%

Price per square foot

\$158/ft²

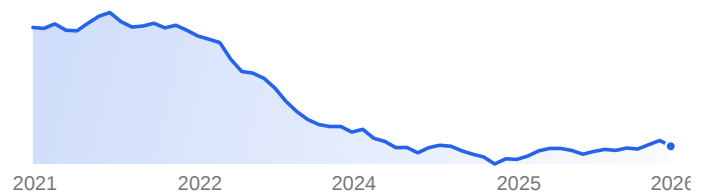
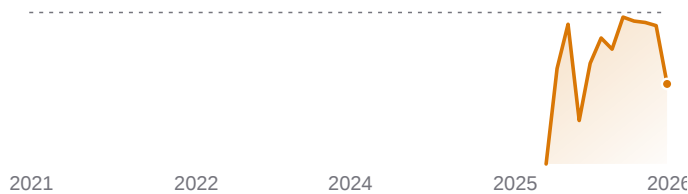


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

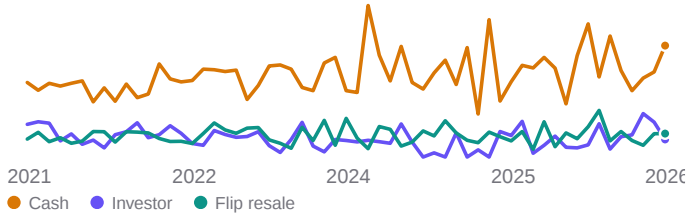
2.8%



BUYERS & OUTCOMES

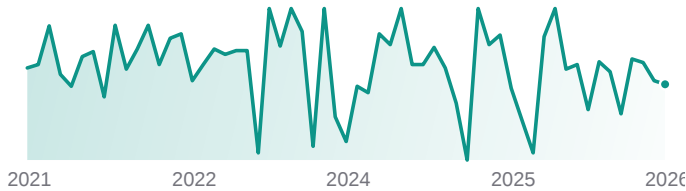
Buyer mix

Cash 58% · Investor 9.1% · Flip resale 12%



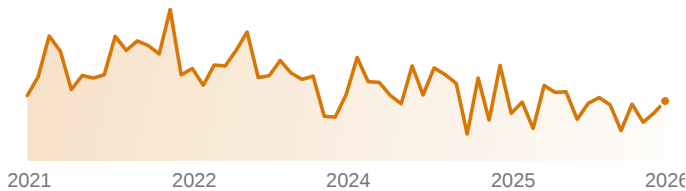
Sellers who sold at a gain

85%

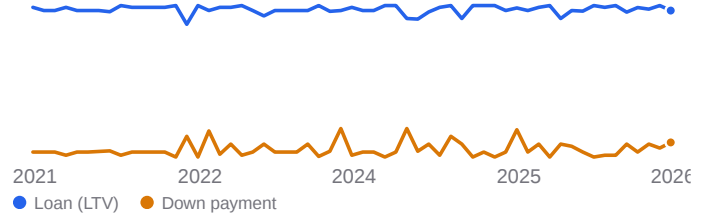


Median annualized return at resale

+7.5%

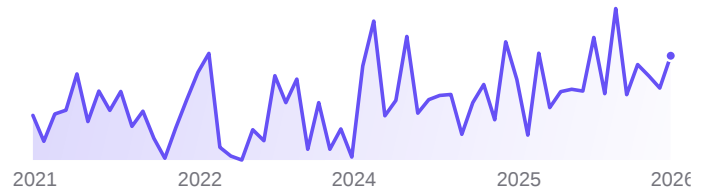


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



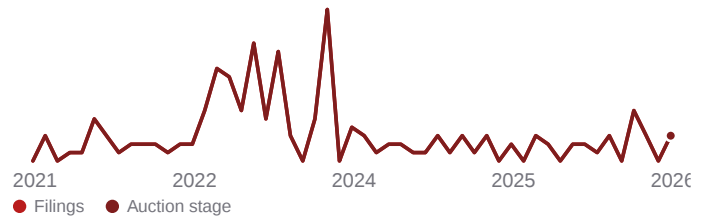
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	14,913
Median value (AVM)	\$223K
Median size	1,425 ft²
Median bedrooms	3
Median year built	1982
Single family	84%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	6.1%
Median loan-to-value	39%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	54,127
Density	426 / mi ²
Median household income	\$57K
Average household income	\$70K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	136
Homes occupied	94%
Bachelor's or higher	8%
Poverty rate	12.4%
Unemployment	1.4%
Average temp	60°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.