

Dearing 30808

ZIP code · GA · Georgia > McDuffie County > Dearing

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

+83.3%

1-YR CHANGE

44

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

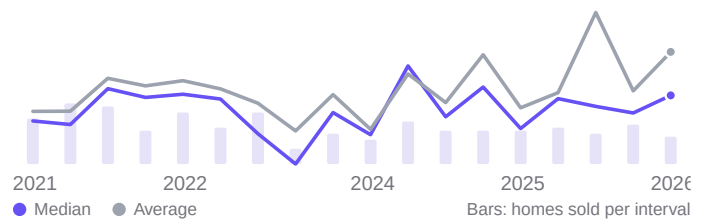
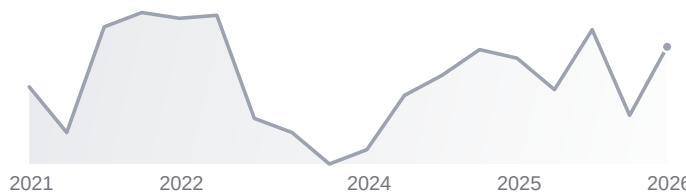
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$177K · Average \$266K

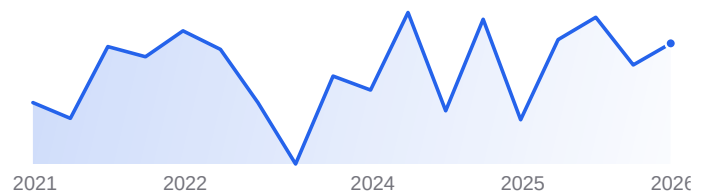
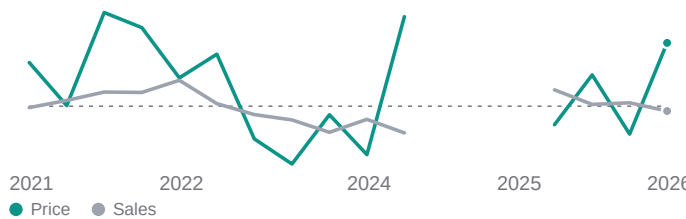


Growth (year over year)

Price +83.3% · Sales -6.4%

Price per square foot

\$117/ft²

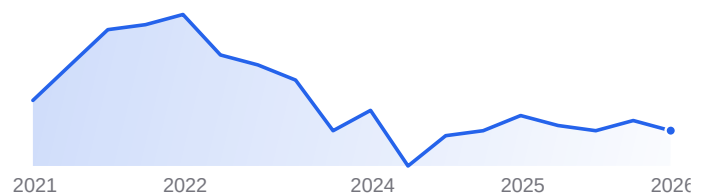


Sale premium vs estimated value

+1.5%

Annual turnover (share of homes sold)

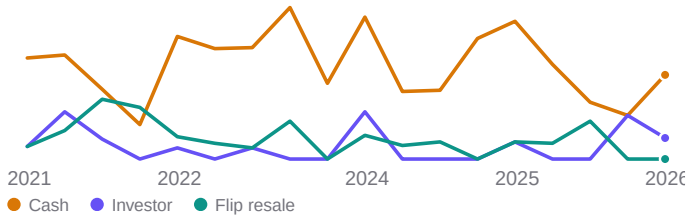
2.4%



BUYERS & OUTCOMES

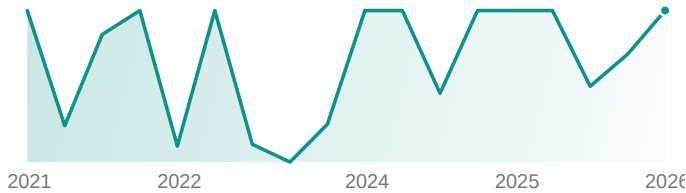
Buyer mix

Cash 44% · Investor 11% · Flip resale 0%



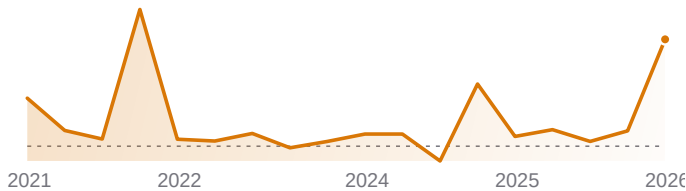
Sellers who sold at a gain

100%

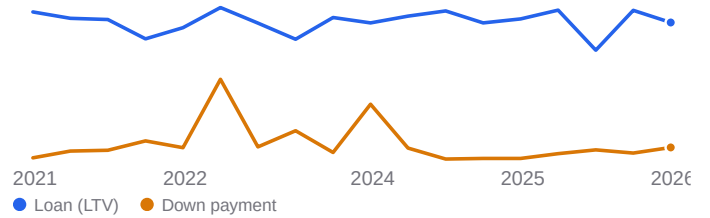


Median annualized return at resale

+70.7%

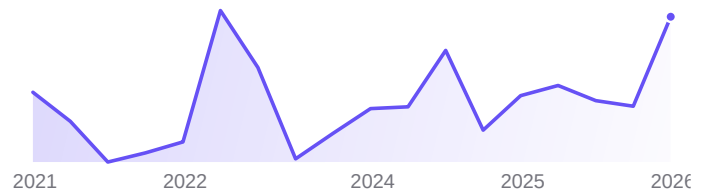


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.1%



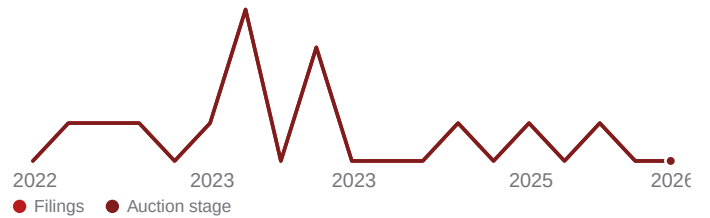
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,837
Median value (AVM)	\$158K
Median size	1,490 ft²
Median bedrooms	3
Median year built	1990
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	79%
Company owned	5.3%
Median loan-to-value	0%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	5,052
Density	76 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	64
Earthquake index (US avg 100)	82
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	15.2%
Unemployment	1.3%
Average temp	63°F
Annual precip	48 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.