

Dry Branch 31020

ZIP code · GA · Georgia · Twiggs County

SELLER'S MARKET

\$59K

MEDIAN SALE PRICE

+90.0%

1-YR CHANGE

18

SALES (12 MO)

\$96K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

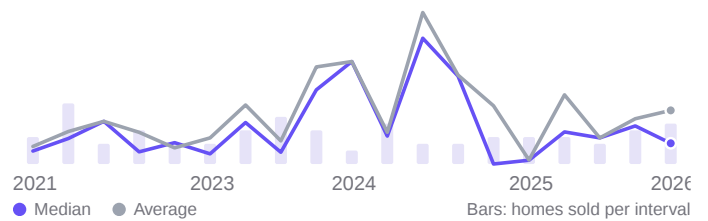
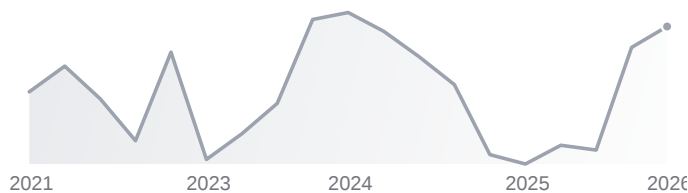
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$59K · Average \$113K

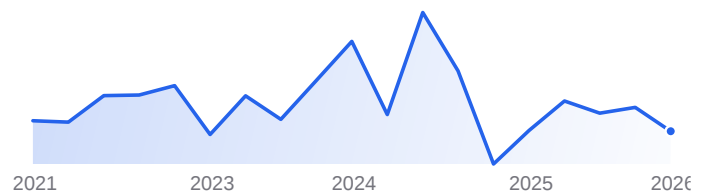
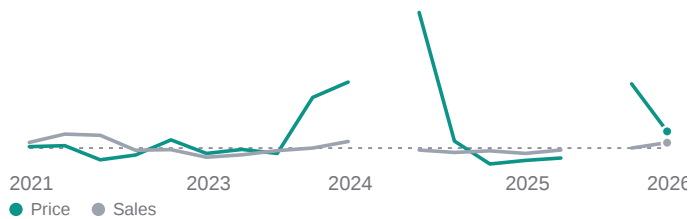


Growth (year over year)

Price +90.0% · Sales +28.6%

Price per square foot

\$34/ft²

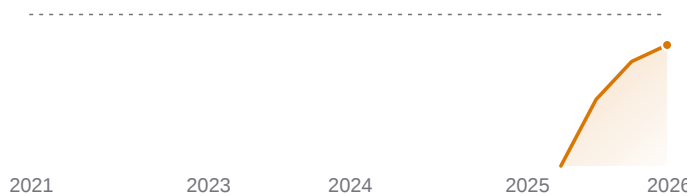


Sale premium vs estimated value

-13.2%

Annual turnover (share of homes sold)

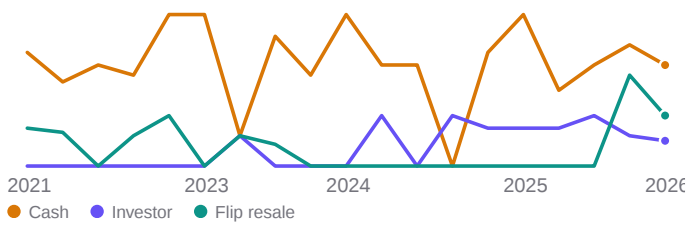
1.8%



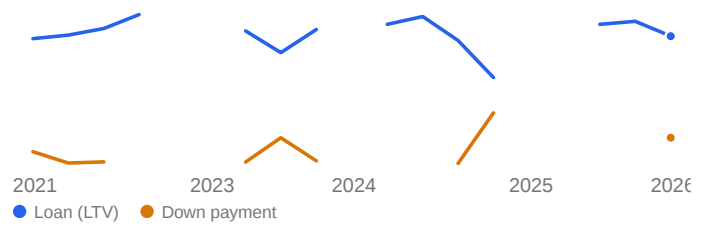
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 17% · Flip resale 33%

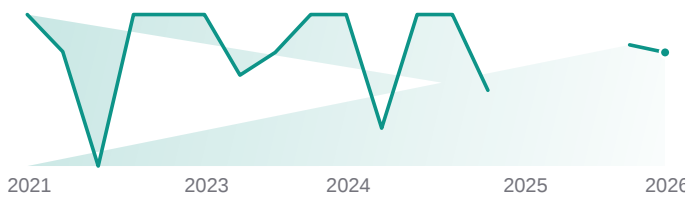


Financing (share of purchase price) Loan (LTV) 92% · Down payment 20%



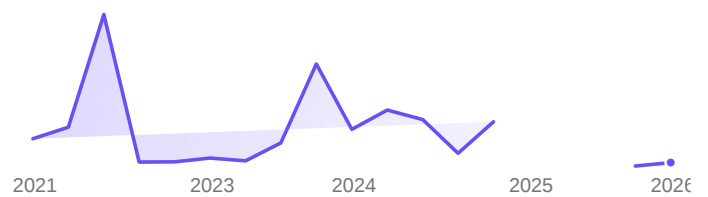
Sellers who sold at a gain

75%



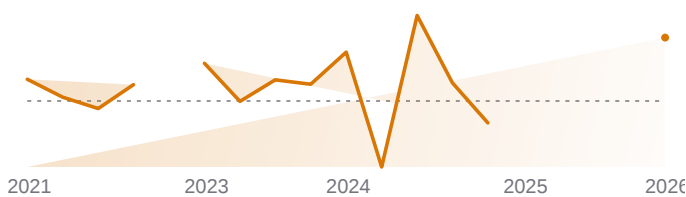
Typical hold before selling

0.6 yrs



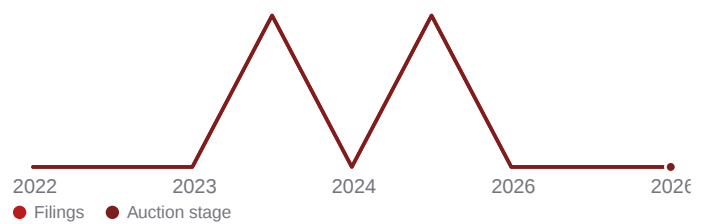
Median annualized return at resale

+34.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	990
Median value (AVM)	\$96K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1981
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	3.5%
Owner occupied	70%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	2,842
Density	28 / mi²
Median household income	\$49K
Average household income	\$72K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	47
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	13.1%
Unemployment	1.0%
Average temp	65°F
Annual precip	47 in
Sunshine	66%

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