

Shady Dale 31085

ZIP code · GA · Georgia > Jasper County > Shady Dale

SELLER'S MARKET

\$260K

MEDIAN SALE PRICE

18

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

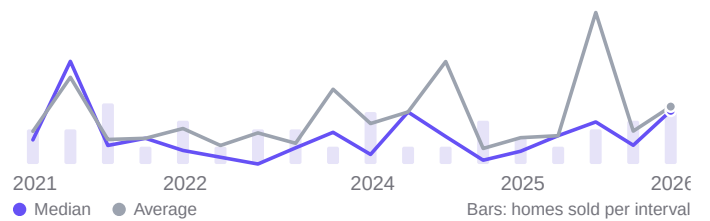
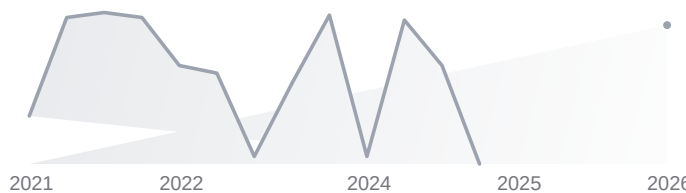
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$277K · Average \$293K

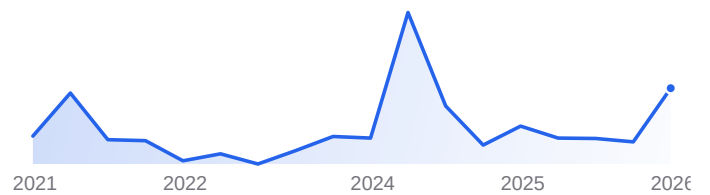
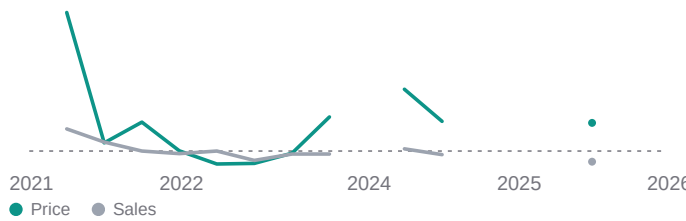


Growth (year over year)

Price +104.3% · Sales -40.0%

Price per square foot

\$189/ft²

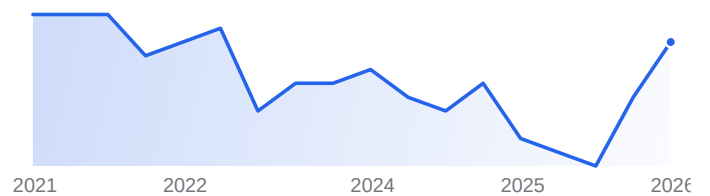
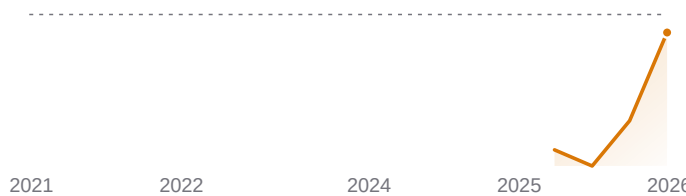


Sale premium vs estimated value

-6.1%

Annual turnover (share of homes sold)

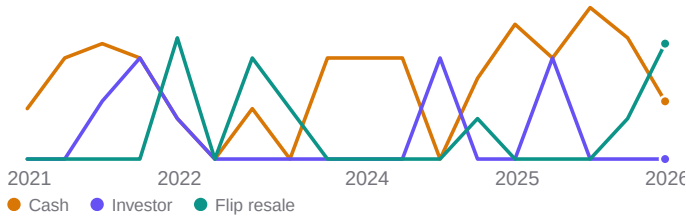
4.5%



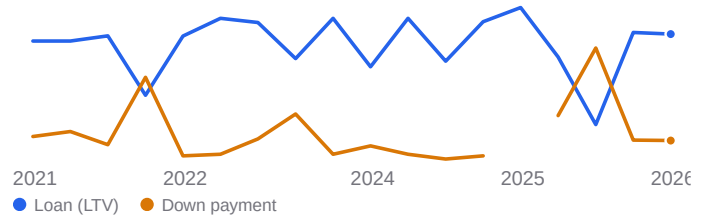
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 57%

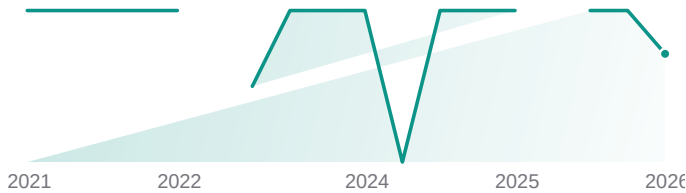


Financing (share of purchase price) Loan (LTV) 85% · Down payment 14%



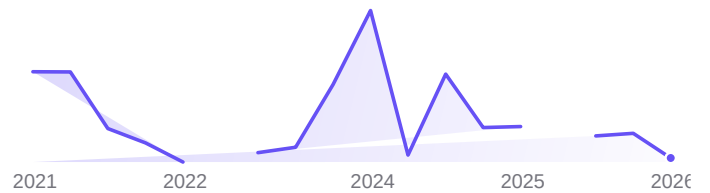
Sellers who sold at a gain

71%



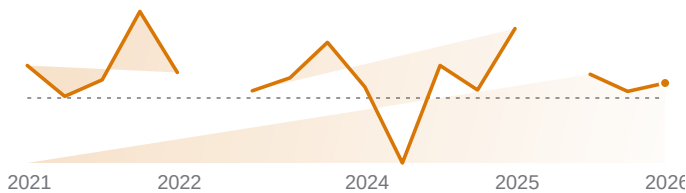
Typical hold before selling

0.9 yrs



Median annualized return at resale

+10.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	403
Median value (AVM)	\$295K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1995
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.1%
Owner occupied	80%
Company owned	6.3%
Median loan-to-value	29%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	1,568
Density	38 / mi²
Median household income	\$71K
Average household income	\$84K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	56
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	8.8%
Unemployment	1.1%
Average temp	63°F
Annual precip	49 in
Sunshine	61%

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.