

Dixie 31629

ZIP code · GA · Georgia > Brooks County > Dixie

BALANCED MARKET

\$58K
 MEDIAN SALE PRICE

4
 SALES (12 MO)

\$201K
 MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



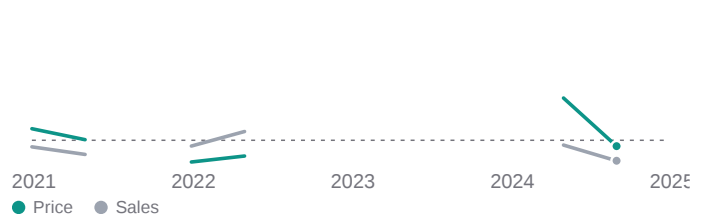
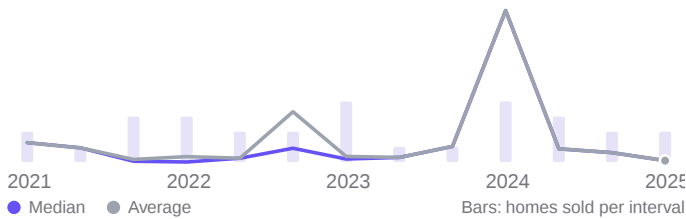
MARKET TRENDS (5 YEARS)

Sale prices

Median \$58K · Average \$58K

Growth (year over year)

Price -22.3% · Sales -77.8%

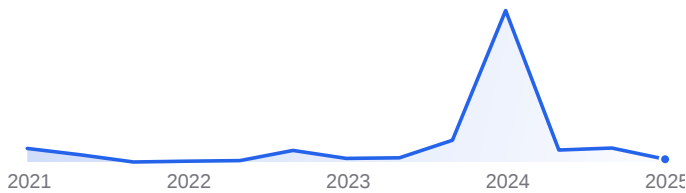


Price per square foot

\$52/ft²

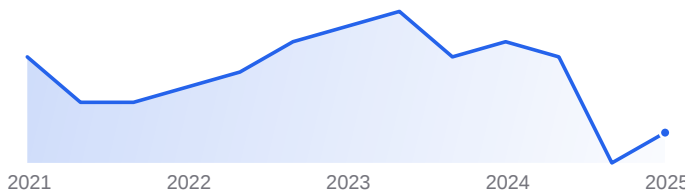
Sale premium vs estimated value

-14.6%



Annual turnover (share of homes sold)

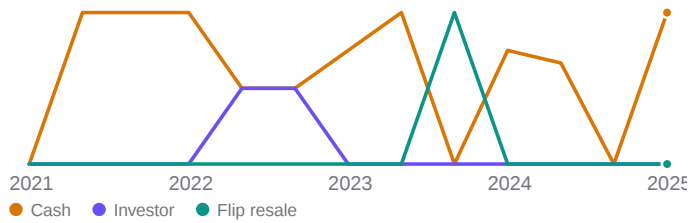
1.0%



BUYERS & OUTCOMES

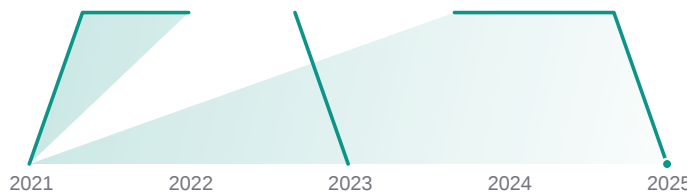
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



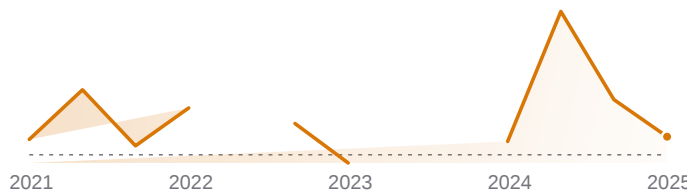
Sellers who sold at a gain

50%

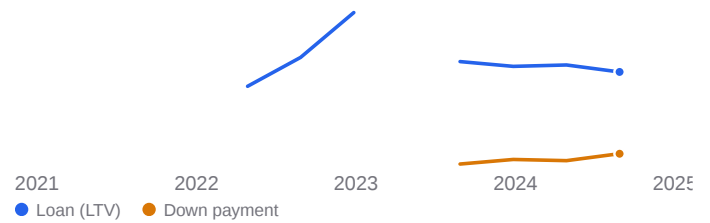


Median annualized return at resale

+10.7%



Financing (share of purchase price) Loan (LTV) 89% · Down payment 12%



Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	390
Median value (AVM)	\$201K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1983
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	844
Density	19 / mi²
Median household income	\$55K
Average household income	\$112K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	28
Homes occupied	82%
Bachelor's or higher	18%
Poverty rate	19.4%
Unemployment	0.8%
Average temp	67°F
Annual precip	54 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.