

Dawson 35963

ZIP code · AL · Alabama > DeKalb County

STRONG BUYER'S MARKET

\$15K

MEDIAN SALE PRICE

-89.4%

1-YR CHANGE

14

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



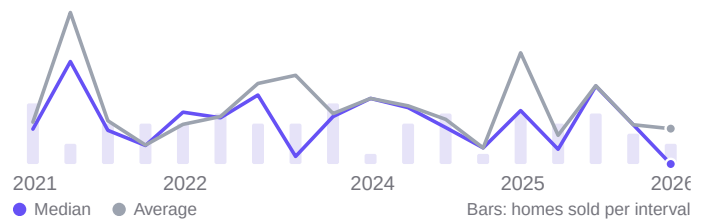
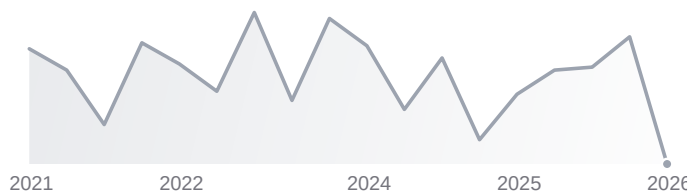
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$15K · Average \$92K

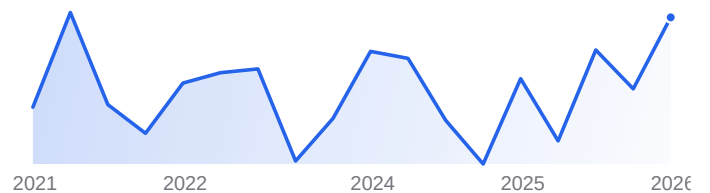
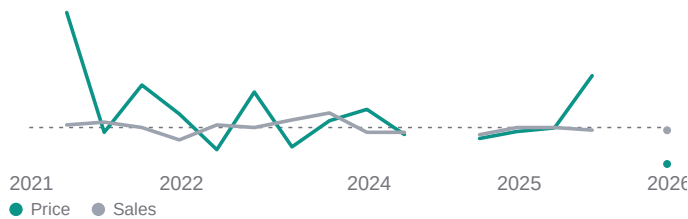


Growth (year over year)

Price -89.4% · Sales -6.7%

Price per square foot

\$139/ft²

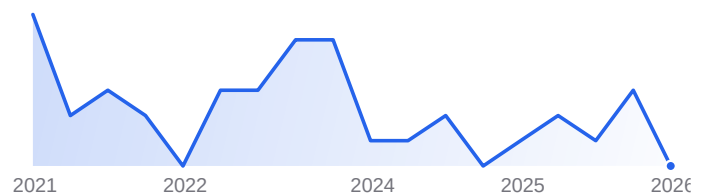
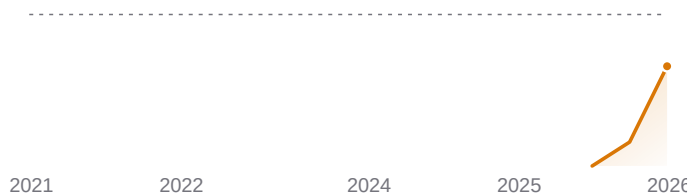


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

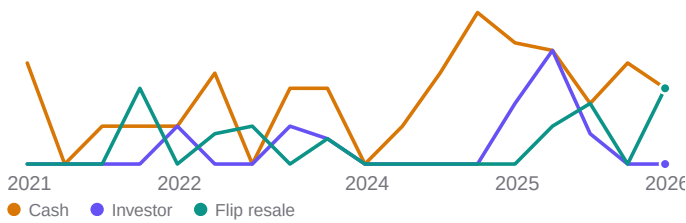
2.1%



BUYERS & OUTCOMES

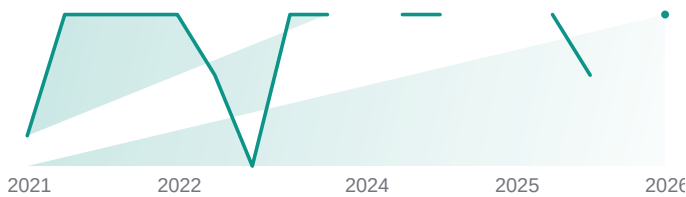
Buyer mix

Cash 50% · Investor 0% · Flip resale 50%



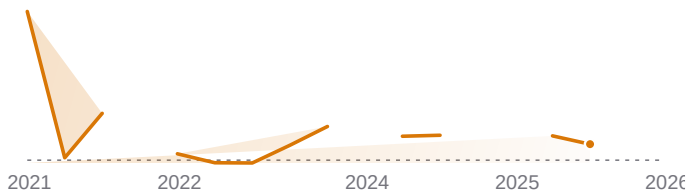
Sellers who sold at a gain

100%



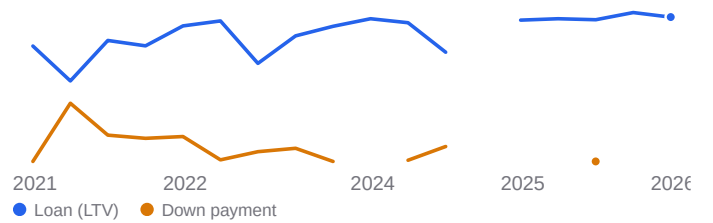
Median annualized return at resale

+10.5%



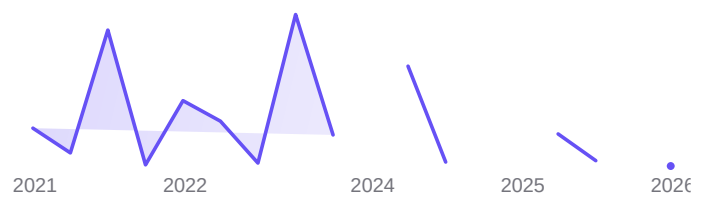
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 1.8%



Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	652
Median value (AVM)	\$163K
Median size	1,411 ft²
Median year built	1984
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.6%
Owner occupied	82%
Company owned	6.8%
Median loan-to-value	0%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	2,196
Density	81 / mi²
Median household income	\$57K
Average household income	\$65K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	93
Homes occupied	89%
Bachelor's or higher	6%
Poverty rate	20.7%
Unemployment	0.9%
Average temp	59°F
Annual precip	56 in
Sunshine	58%

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.