

Local Market Update – December 2022

A Research Tool Provided by Georgia Association of REALTORS



Dawson County

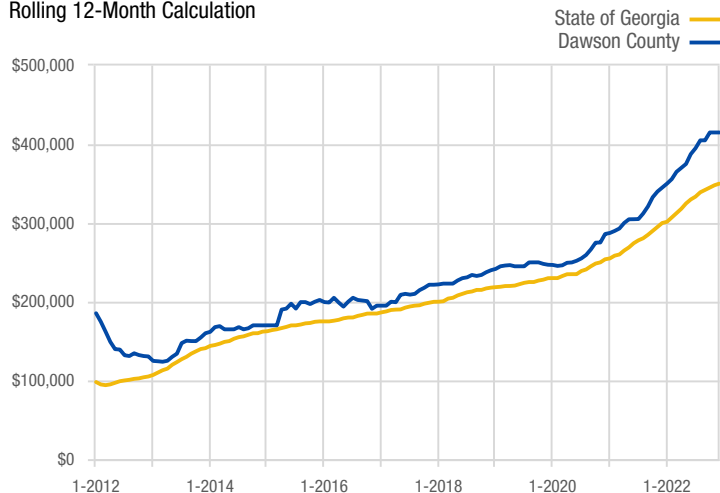
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	16	25	+ 56.3%	639	649	+ 1.6%
Pending Sales	24	26	+ 8.3%	573	471	- 17.8%
Closed Sales	42	43	+ 2.4%	567	489	- 13.8%
Days on Market Until Sale	47	49	+ 4.3%	26	30	+ 15.4%
Median Sales Price*	\$363,540	\$359,000	- 1.2%	\$345,000	\$415,000	+ 20.3%
Average Sales Price*	\$462,348	\$460,709	- 0.4%	\$442,724	\$521,005	+ 17.7%
Percent of List Price Received*	100.2%	96.1%	- 4.1%	99.8%	99.3%	- 0.5%
Inventory of Homes for Sale	51	103	+ 102.0%	—	—	—
Months Supply of Inventory	1.1	2.6	+ 136.4%	—	—	—

Townhouse/Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	0	1	—	4	26	+ 550.0%
Pending Sales	0	0	0.0%	3	21	+ 600.0%
Closed Sales	1	2	+ 100.0%	3	21	+ 600.0%
Days on Market Until Sale	4	18	+ 350.0%	6	22	+ 266.7%
Median Sales Price*	\$217,000	\$331,495	+ 52.8%	\$217,000	\$300,000	+ 38.2%
Average Sales Price*	\$217,000	\$331,495	+ 52.8%	\$227,000	\$293,197	+ 29.2%
Percent of List Price Received*	102.4%	99.4%	- 2.9%	99.5%	98.1%	- 1.4%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	0.9	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

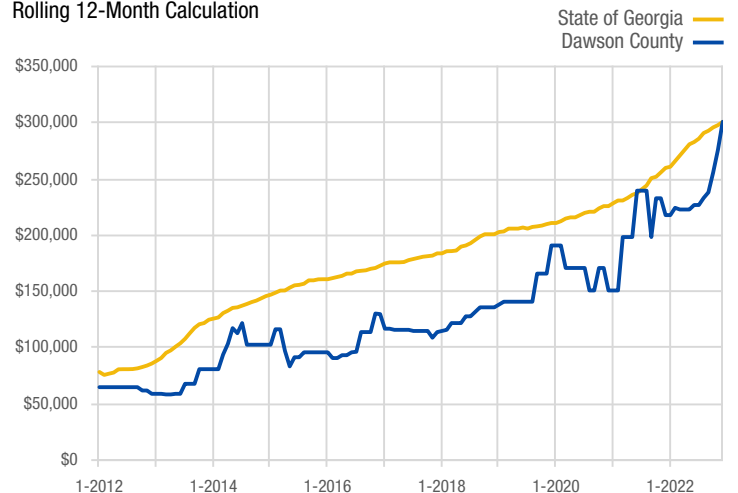
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point. Current as of January 17, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.