

Local Market Update – March 2021

A Research Tool Provided by Georgia Association of REALTORS



Dawson County

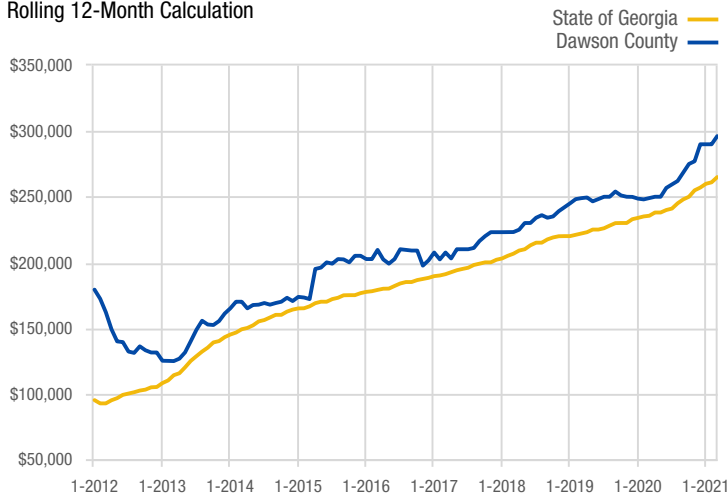
Single Family	March			Year to Date		
	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
Key Metrics						
New Listings	65	75	+ 15.4%	163	147	- 9.8%
Pending Sales	40	66	+ 65.0%	110	142	+ 29.1%
Closed Sales	44	37	- 15.9%	92	93	+ 1.1%
Days on Market Until Sale	59	38	- 35.6%	66	38	- 42.4%
Median Sales Price*	\$255,500	\$330,000	+ 29.2%	\$251,293	\$289,000	+ 15.0%
Average Sales Price*	\$296,054	\$380,673	+ 28.6%	\$349,788	\$366,832	+ 4.9%
Percent of List Price Received*	95.9%	99.8%	+ 4.1%	97.2%	99.0%	+ 1.9%
Inventory of Homes for Sale	157	53	- 66.2%	—	—	—
Months Supply of Inventory	4.2	1.1	- 73.8%	—	—	—

Townhouse/Condo	March			Year to Date		
	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
Key Metrics						
New Listings	3	0	- 100.0%	9	3	- 66.7%
Pending Sales	2	1	- 50.0%	8	3	- 62.5%
Closed Sales	4	2	- 50.0%	7	4	- 42.9%
Days on Market Until Sale	3	4	+ 33.3%	8	3	- 62.5%
Median Sales Price*	\$149,500	\$197,500	+ 32.1%	\$151,500	\$189,750	+ 25.2%
Average Sales Price*	\$160,250	\$197,500	+ 23.2%	\$194,914	\$193,625	- 0.7%
Percent of List Price Received*	99.7%	96.9%	- 2.8%	99.5%	97.1%	- 2.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

* 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.

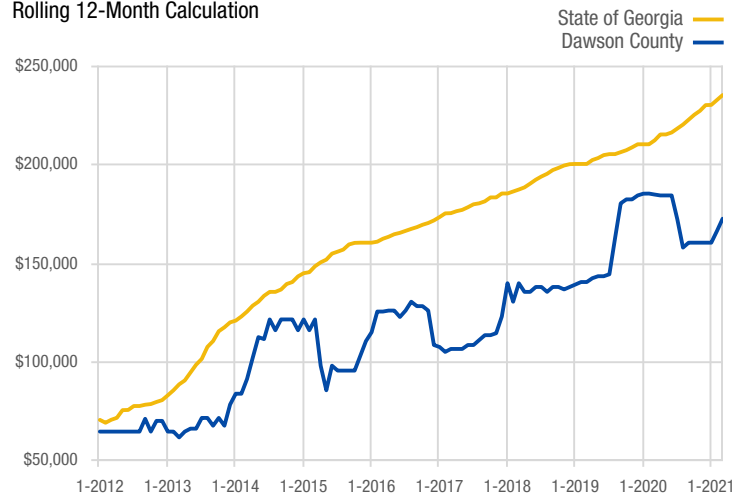
Median Sales Price - Single Family

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 April 16, 2021. All data from the multiple listing services in the state of Georgia. Report © 2021 ShowingTime.