

Local Market Update – October 2023

A Research Tool Provided by Georgia Association of REALTORS



Dawson County

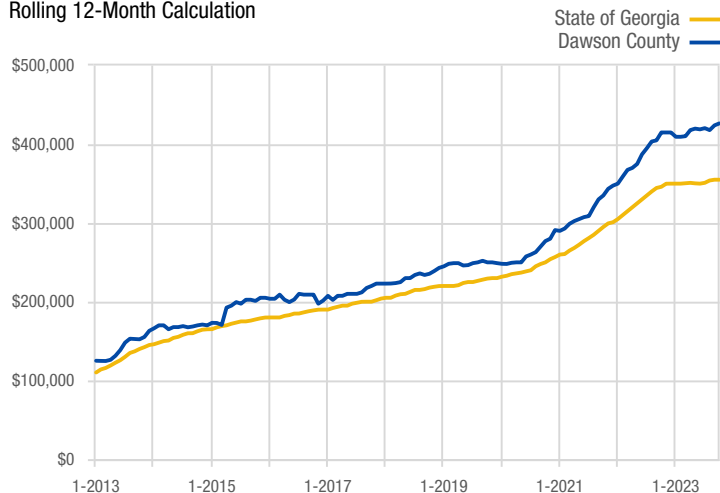
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	47	61	+ 29.8%	567	522	- 7.9%
Pending Sales	32	42	+ 31.3%	418	399	- 4.5%
Closed Sales	50	35	- 30.0%	419	380	- 9.3%
Days on Market Until Sale	33	26	- 21.2%	27	35	+ 29.6%
Median Sales Price*	\$416,495	\$480,000	+ 15.2%	\$421,990	\$435,000	+ 3.1%
Average Sales Price*	\$502,488	\$598,737	+ 19.2%	\$530,099	\$535,014	+ 0.9%
Percent of List Price Received*	97.5%	97.1%	- 0.4%	99.7%	98.3%	- 1.4%
Inventory of Homes for Sale	110	98	- 10.9%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	3	2	- 33.3%	25	84	+ 236.0%
Pending Sales	2	0	- 100.0%	20	57	+ 185.0%
Closed Sales	3	0	- 100.0%	18	57	+ 216.7%
Days on Market Until Sale	60	—	—	24	35	+ 45.8%
Median Sales Price*	\$399,900	—	—	\$274,950	\$368,175	+ 33.9%
Average Sales Price*	\$372,460	—	—	\$288,564	\$358,019	+ 24.1%
Percent of List Price Received*	98.5%	—	—	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	0.7	- 22.2%	—	—	—

* 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.

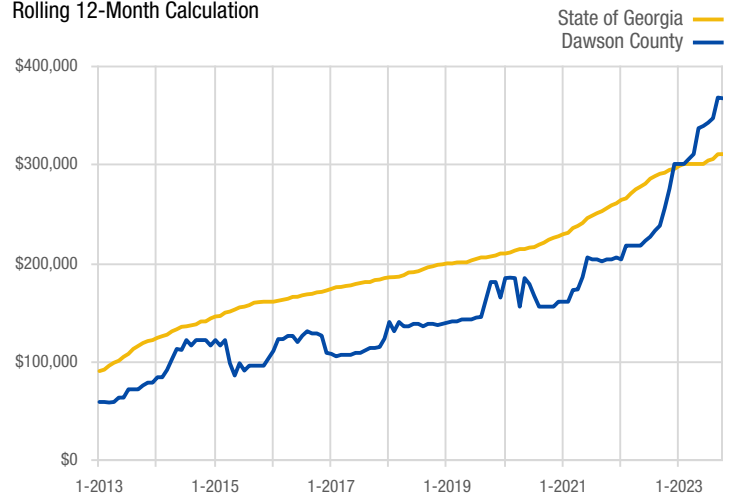
Median Sales Price - Single Family

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 November 16, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.