

Local Market Update – January 2023

A Research Tool Provided by Georgia Association of REALTORS



Dawson County

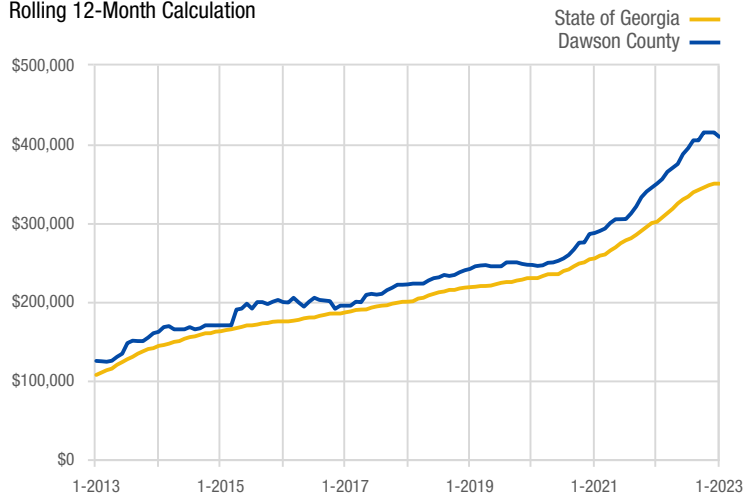
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	40	50	+ 25.0%	40	50	+ 25.0%
Pending Sales	32	39	+ 21.9%	32	39	+ 21.9%
Closed Sales	27	27	0.0%	27	27	0.0%
Days on Market Until Sale	38	47	+ 23.7%	38	47	+ 23.7%
Median Sales Price*	\$540,000	\$411,765	- 23.7%	\$540,000	\$411,765	- 23.7%
Average Sales Price*	\$565,351	\$456,177	- 19.3%	\$565,351	\$456,177	- 19.3%
Percent of List Price Received*	99.4%	98.0%	- 1.4%	99.4%	98.0%	- 1.4%
Inventory of Homes for Sale	53	101	+ 90.6%	—	—	—
Months Supply of Inventory	1.1	2.5	+ 127.3%	—	—	—

Townhouse/Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	4	14	+ 250.0%	4	14	+ 250.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	14	+ 600.0%	—	—	—
Months Supply of Inventory	1.6	6.0	+ 275.0%	—	—	—

* 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.

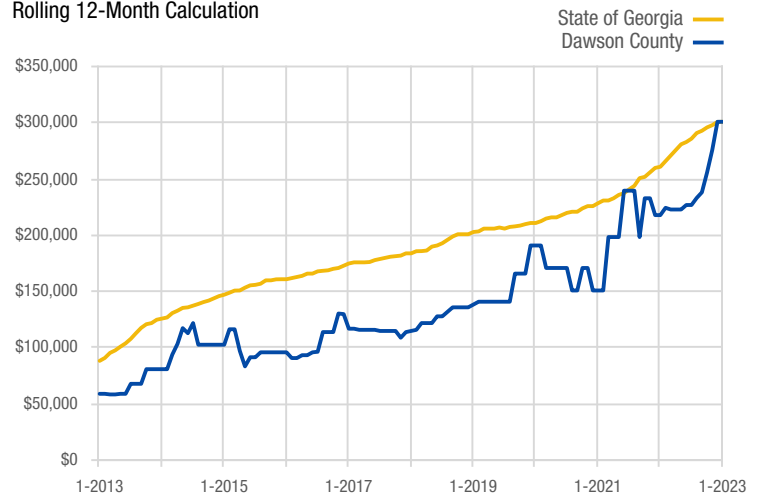
Median Sales Price - Single Family

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