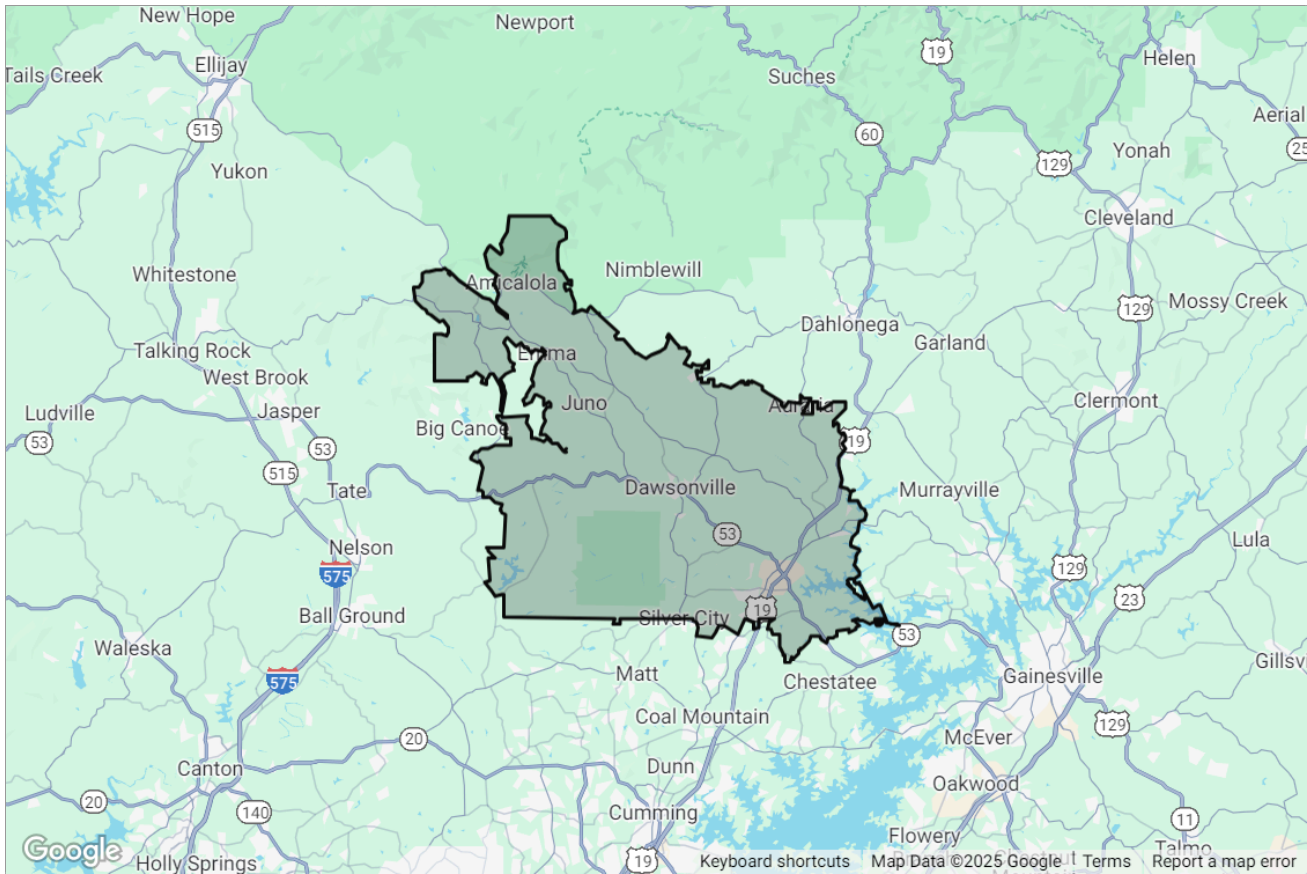# ATLANTA COMMUNITIES

NEIGHBORHOOD REPORT

Dawsonville, GA 30534

Presented by

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Neighborhood: Housing Stats and Charts

	30534	Dawson County	Georgia	USA
Median Estimated Home Value	$445K	$444K	$367K	$367K
Estimated Home Value 12-Month Change	+4%	+3.3%	+2.1%	+2.1%
Median List Price	$601K	$609K	$383K	–
List Price 1-Month Change	+0.2%	+0.8%	+0.7%	–
List Price 12-Month Change	+12.7%	-6.1%	+6.5%	–
Median Home Age	24	24	37	44
Own	82%	80%	65%	65%
Rent	18%	20%	35%	35%
$ Value of All Buildings for which Permits Were Issued	–	$147M	$14.7B	$365B
% Change in Permits for All Buildings	–	-15%	-6%	-6%
% Change in $ Value for All Buildings	–	-5%	-8%	-5%

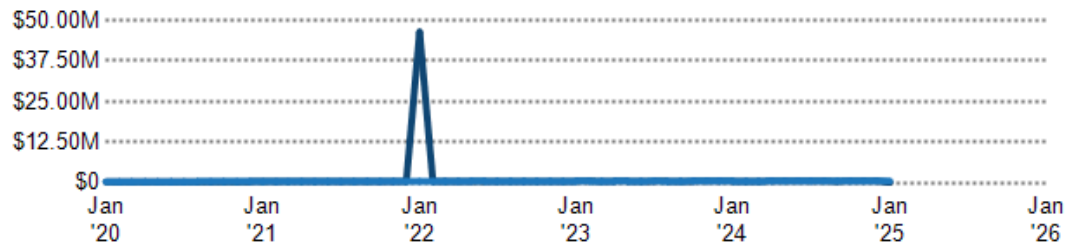## Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- ■ Median Sales Price Public Records
- ■ Median Sales Price Listings
- ■ Sales Volume Public Records
- ■ Sales Volume Listings

Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
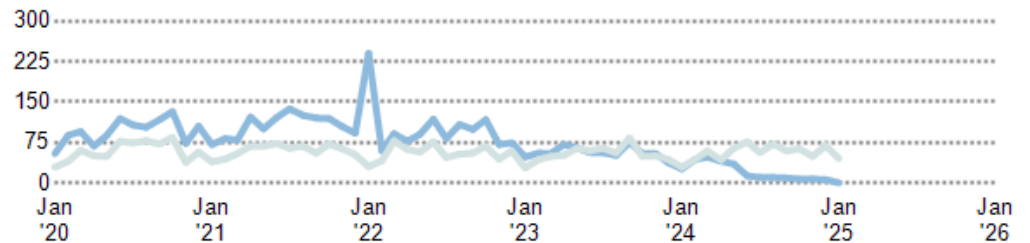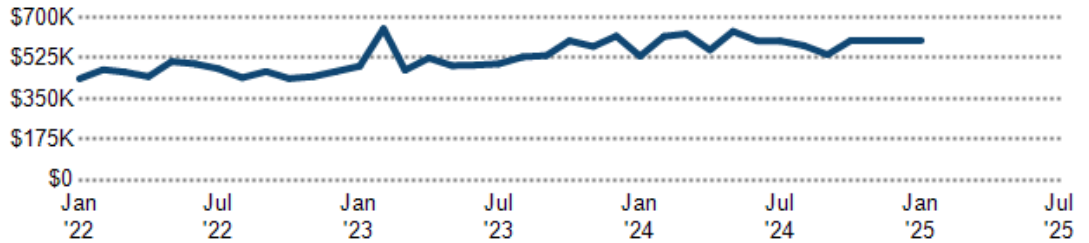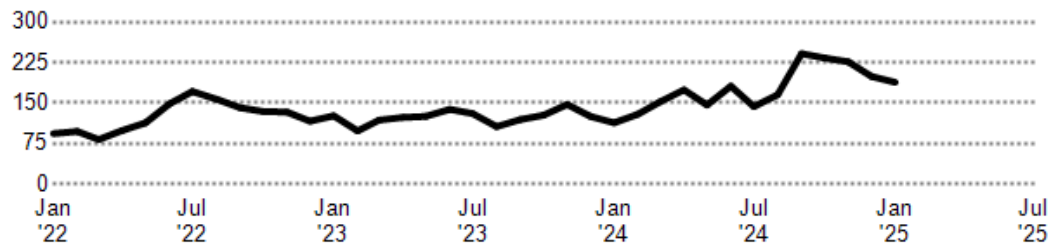
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price

Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range

Price Range	Count
> $900K	2
$700K - $800K	1
$500K - $600K	2
$400K - $500K	3
$300K - $400K	4
< $200K	1

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft

Price Per Sq Ft	Count
> $350	3
$250 - $300	1
$200 - $250	5
$150 - $200	4

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Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Size	Count
> 2800 sq. ft.	5
2600 - 2800 sq. ft.	1
1800 - 2000 sq. ft.	1
1600 - 1800 sq. ft.	2
< 1600 sq. ft.	4

■ Sales Count By Living Area

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Age	Count
> 50	3
20 - 30	3
10 - 20	1
< 10	6

■ Sales Count by Age of House

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Bedrooms	Count
5	2
4	1
2	3
1	1
0	6

■ Sales Count by Bedroom

Neighborhood: People Stats and Charts

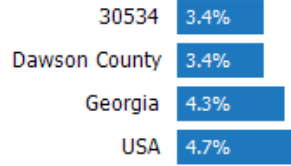|	30534	Dawson County	Georgia	USA
Population	35.3K	27.4K	10.7M	331M
Population Density per Sq Mi	148	130	186	93.6
Population Change since 2020	+11.4%	+0.1%	+3%	+1.8%
Median Age	41	44	37	39
Male / Female Ratio	50%	51%	49%	50%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade
- 30534: 3.4%
- Dawson County: 3.4%
- Georgia: 4.3%
- USA: 4.7%

9-12th Grade/No Diploma
- 30534: 8.4%
- Dawson County: 8.6%
- Georgia: 7%
- USA: 6.1%

High School Graduate
- 30534: 23.1%
- Dawson County: 21.9%
- Georgia: 27.2%
- USA: 26.4%

Associate Degree
- 30534: 30%
- Dawson County: 30.7%
- Georgia: 27.9%
- USA: 28.5%
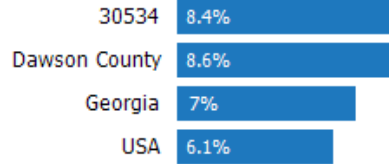
Bachelor's Degree
- 30534: 24.8%
- Dawson County: 24.5%
- Georgia: 20.5%
- USA: 20.9%

At Least a College Education
- 30534: 35.1%
- Dawson County: 35.5%
- Georgia: 33.6%
- USA: 34.3%

Grad/Professional Degree
- 30534: 10.3%
- Dawson County: 11%
- Georgia: 13.2%
- USA: 13.4%

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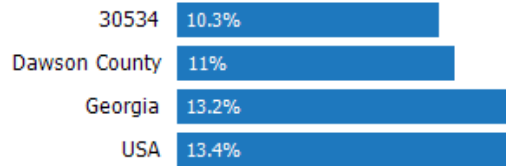
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30534

Age Group	Population
Toddlers	1,581
Elementary School	2,245
Middle School	2,337
High School	1,431

Population of Adults by Age Group

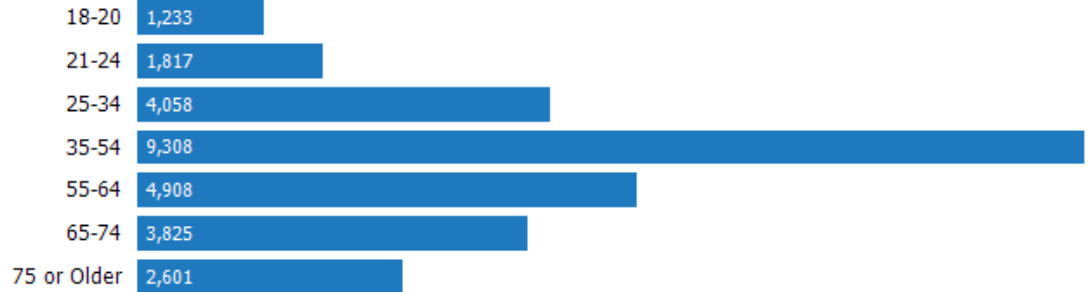This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30534

Age Group	Population
18-20	1,233
21-24	1,817
25-34	4,058
35-54	9,308
55-64	4,908
65-74	3,825
75 or Older	2,601

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30534

Category	Households
Married with Children	2,969
Married without Children	4,866
Single with Children	760

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 30534

Income Bracket	Households
>$150K	2,989
$125K-$150K	1,104
$100K-$125K	1,641
$75K-$100K	1,715
$50K-$75K	1,937
$35K-$50K	1,243
$25K-$35K	754
<$25K	1,638

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Dawson County

Votes Democrat	12.1%
Votes Republican	86.4%

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Neighborhood: Economic Stats and Charts

	30534	Lumpkin County	Georgia	USA
Income Per Capita	$41,450	$33,322	$37,836	$41,261
Median Household Income	$88,681	$67,592	$71,355	$75,149
Unemployment Rate	–	3%	3.5%	4.3%
Unemployment Number	–	559	191K	7.16M
Employment Number	–	18.3K	5.22M	–
Labor Force Number	–	18.8K	5.41M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics
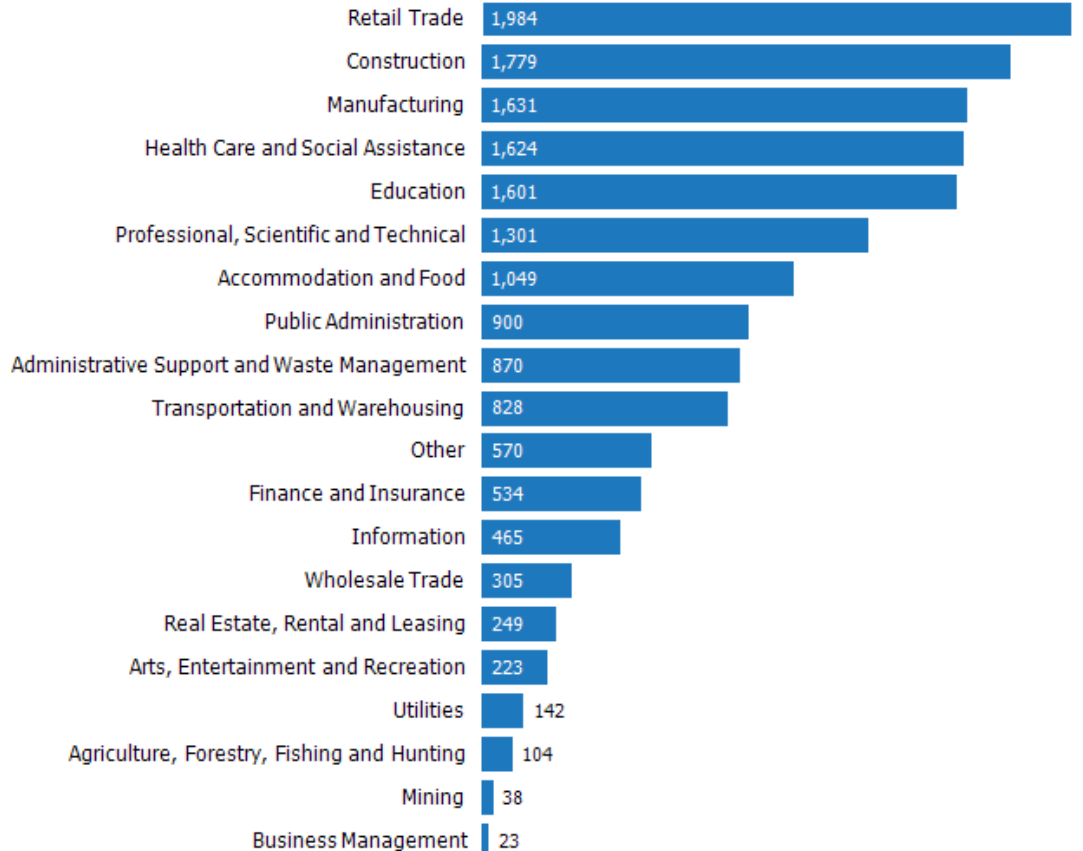
Update Frequency: Monthly

- Dawson County
- Georgia
- USA
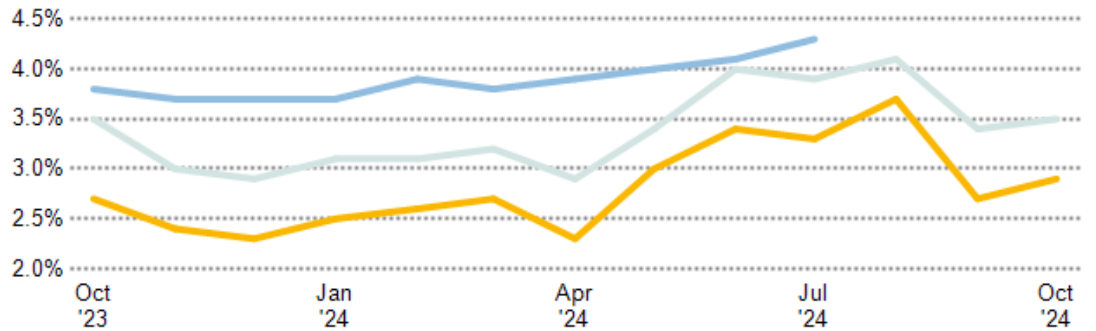
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 30534

Category	Value
Retail Trade	1,984
Construction	1,779
Manufacturing	1,631
Health Care and Social Assistance	1,624
Education	1,601
Professional, Scientific and Technical	1,301
Accommodation and Food	1,049
Public Administration	900
Administrative Support and Waste Management	870
Transportation and Warehousing	828
Other	570
Finance and Insurance	534
Information	465
Wholesale Trade	305
Real Estate, Rental and Leasing	249
Arts, Entertainment and Recreation	223
Utilities	142
Agriculture, Forestry, Fishing and Hunting	104
Mining	38
Business Management	23

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 30534

	30534	Dawson County	Georgia	USA
Elevation (in feet)	1,439	1,495	497	–
Annual Rainfall (in inches)	61.45	62.36	52.95	–
Annual Snowfall (in inches)	3.2	3.71	1.63	–
Days of Full Sun (per year)	113	113	109	–
Travel Time to Work (in minutes)	–	31	28	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	0	27	2,466
Brownfield Sites	No	No	Yes	–

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 30534

<15 Minutes	25.2%
15-30 Minutes	22.5%
30-45 Minutes	24.8%
45-60 Minutes	15.4%
>1 Hour	12.1%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

■ 30534

Drive/Carpool/Motorcycle	14,630
Work at Home	2,174
Walk	195
Public Transit	16
Bicycle	0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ 30534

|	
Avg. January Min. Temp	29
Avg. January Max. Temp	45
Avg. July Min. Temp	65
Avg. July Max. Temp	85

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Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Precisely

Update Frequency: Quarterly

Overall Score

1.3

Amenity Score
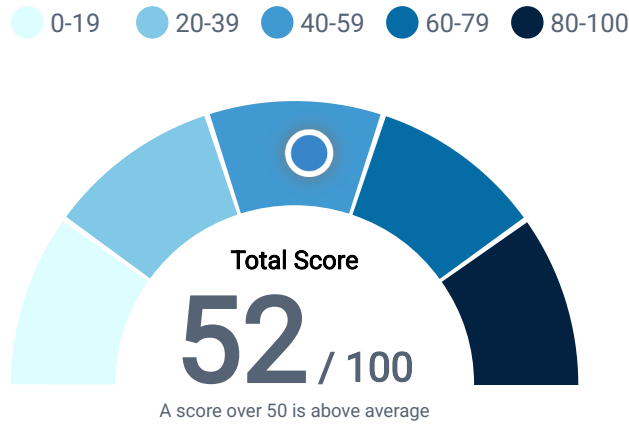
–

Leisure Score

–
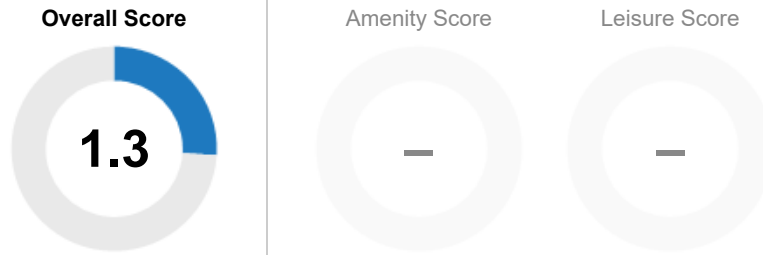
AARP Livability™ Index for 30534

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

0-19   20-39   40-59   60-79   80-100

Total Score

52 / 100

A score over 50 is above average

Housing Affordability & Access	55
Neighborhood Access to Life, Work & Play	36
Transportation Safe & Convenient Options	39
Environment Clean Air & Water	68
Health Prevention, Access & Quality	44
Engagement Civic & Social Involvement	49
Opportunity Inclusion & Possibilities	71

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About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

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About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

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