

Gwinnett County, GA

County · GA · Georgia

BUYER'S MARKET

\$406K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

10,142

SALES (12 MO)

\$401K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



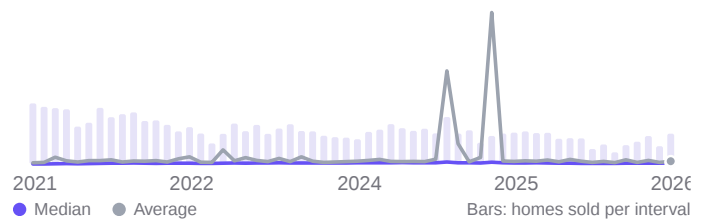
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$410K · Average \$545K

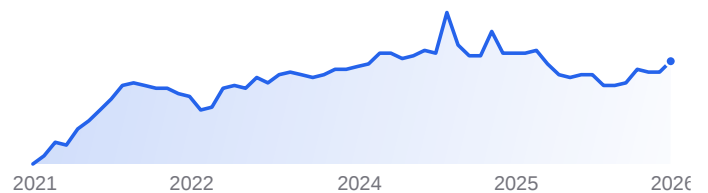
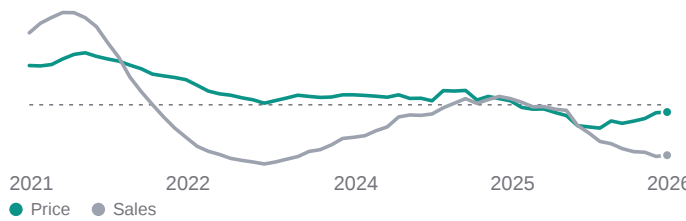


Growth (year over year)

Price -4.2% · Sales -29.5%

Price per square foot

\$187/ft²

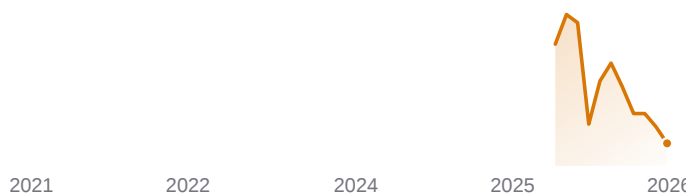


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

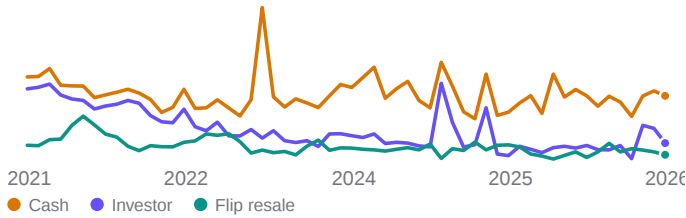
3.6%



BUYERS & OUTCOMES

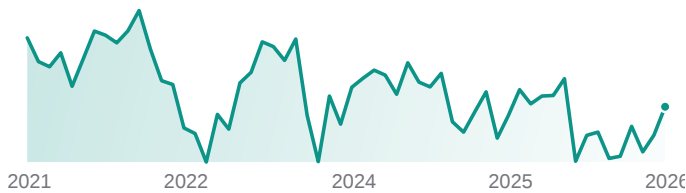
Buyer mix

Cash 31% · Investor 13% · Flip resale 8.2%



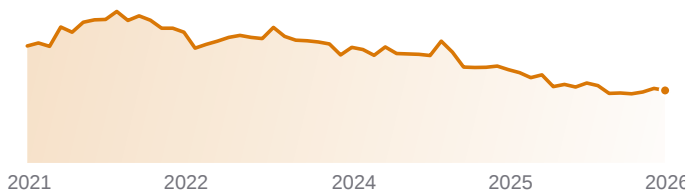
Sellers who sold at a gain

89%

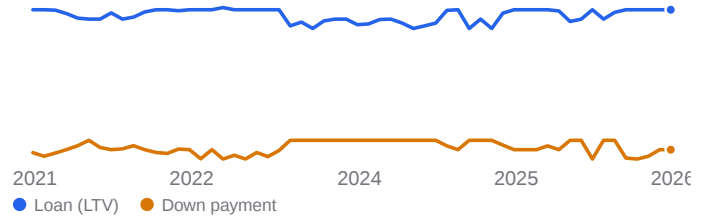


Median annualized return at resale

+5.7%

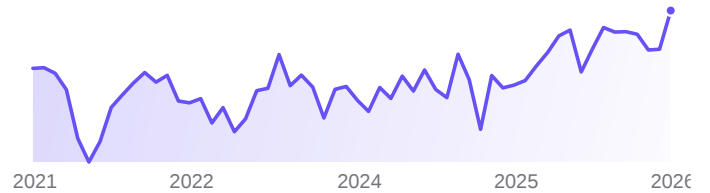


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



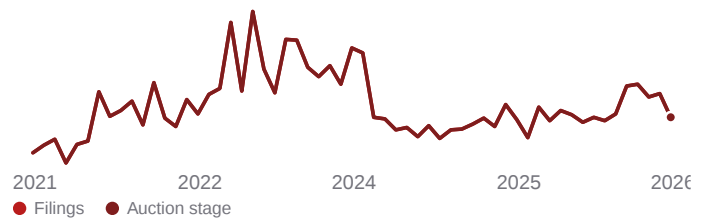
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 81 · Auction stage 81



HOUSING STOCK

Homes	282,474
Median value (AVM)	\$401K
Median size	2,295 ft²
Median bedrooms	3
Median year built	1997
Single family	87%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	1,004,277
Density	2,331 / mi²
Median household income	\$83K
Average household income	\$112K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	55
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	60°F
Annual precip	54 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.