

Dacula 30019

ZIP code · GA · Georgia > Gwinnett County > Dacula

BUYER'S MARKET

\$431K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

721

SALES (12 MO)

\$446K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



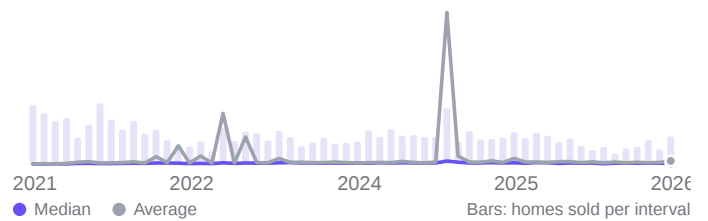
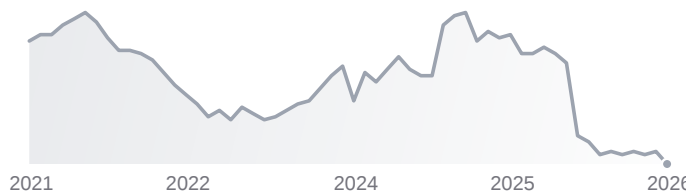
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$418K · Average \$625K

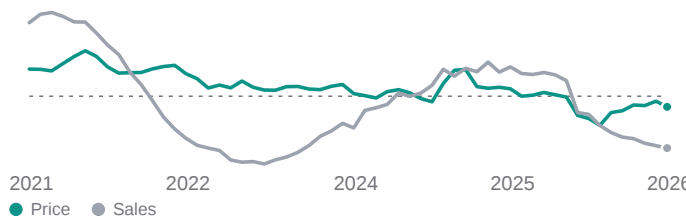


Growth (year over year)

Price -7.1% · Sales -34.8%

Price per square foot

\$176/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

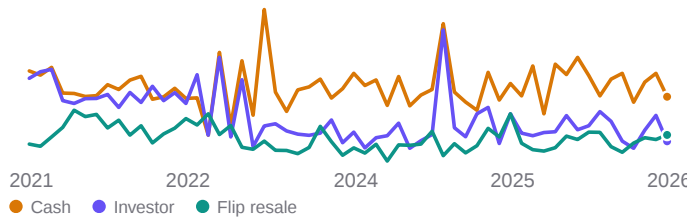
4.1%



BUYERS & OUTCOMES

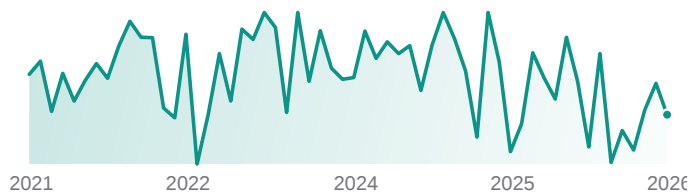
Buyer mix

Cash 25% · Investor 8.2% · Flip resale 11%



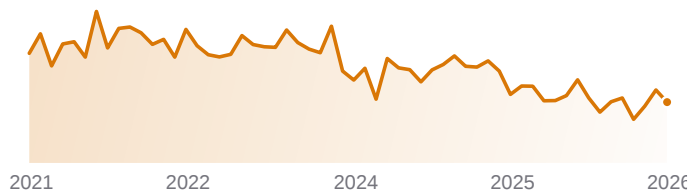
Sellers who sold at a gain

87%

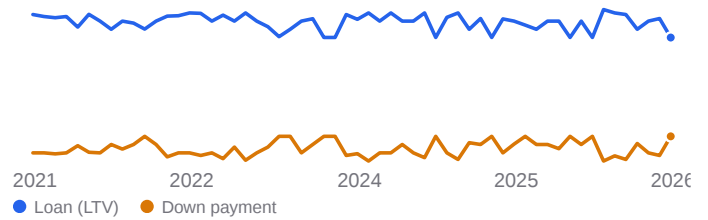


Median annualized return at resale

+5.2%

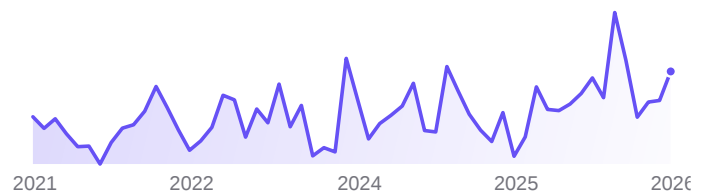


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	17,570
Median value (AVM)	\$446K
Median size	2,646 ft²
Median bedrooms	4
Median year built	2002
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.4%
Owner occupied	86%
Company owned	14%
Median loan-to-value	53%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	57,696
Density	1,228 / mi²
Median household income	\$111K
Average household income	\$136K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	52
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	4.3%
Unemployment	1.0%
Average temp	60°F
Annual precip	53 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.