

Cumming 30028

ZIP code · GA · Georgia > Forsyth County > Cumming

BUYER'S MARKET

\$557K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

509

SALES (12 MO)

\$558K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



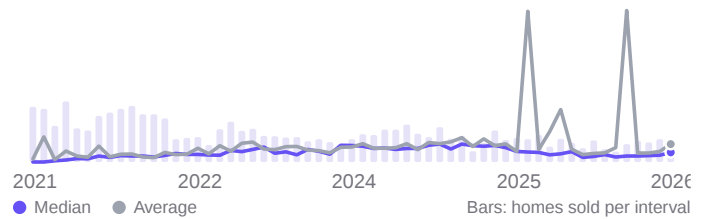
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$585K · Average \$700K

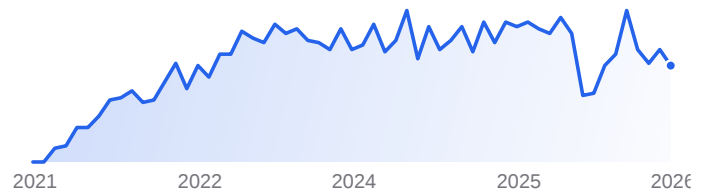
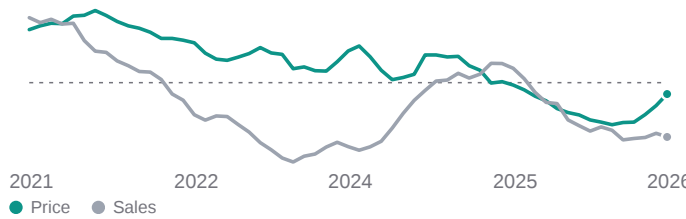


Growth (year over year)

Price -5.9% · Sales -28.3%

Price per square foot

\$204/ft²

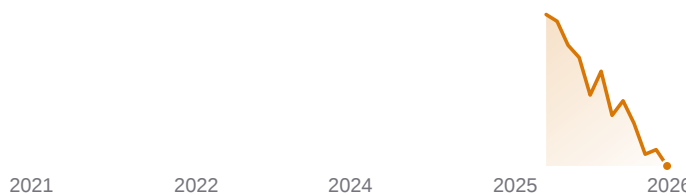


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

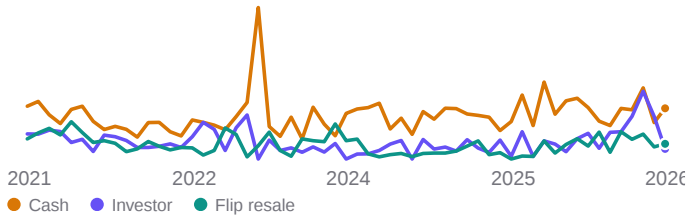
4.0%



BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 6.1% · Flip resale 9.1%



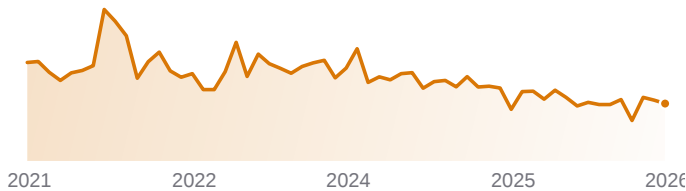
Sellers who sold at a gain

83%

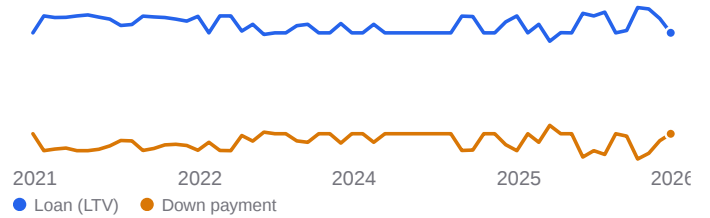


Median annualized return at resale

+6.5%

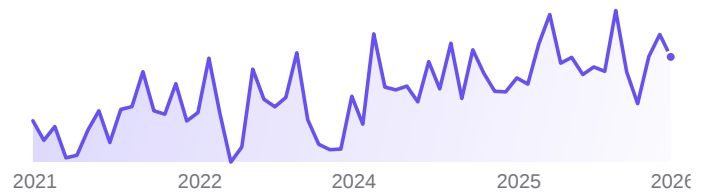


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,813
Median value (AVM)	\$558K
Median size	2,563 ft²
Median bedrooms	4
Median year built	2008
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.1%
Owner occupied	88%
Company owned	12%
Median loan-to-value	49%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	33,095
Density	641 / mi²
Median household income	\$124K
Average household income	\$147K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	68
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	3.7%
Unemployment	1.1%
Average temp	59°F
Annual precip	56 in
Sunshine	61%

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