

Decatur 30030

ZIP code · GA · Georgia > DeKalb County > Decatur

SELLER'S MARKET

\$717K

MEDIAN SALE PRICE

+17.7%

1-YR CHANGE

440

SALES (12 MO)

\$642K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

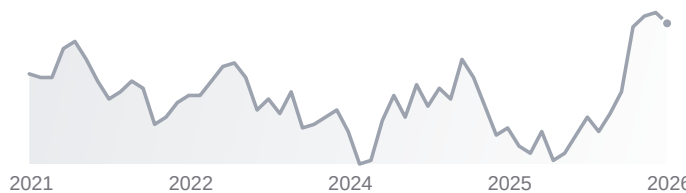
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

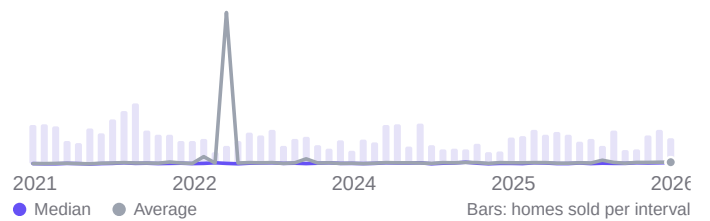
Market temperature (0–100)

75 / 100



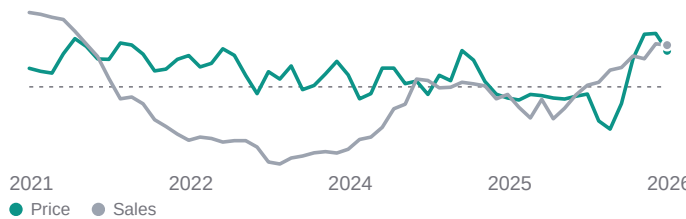
Sale prices

Median \$766K · Average \$858K



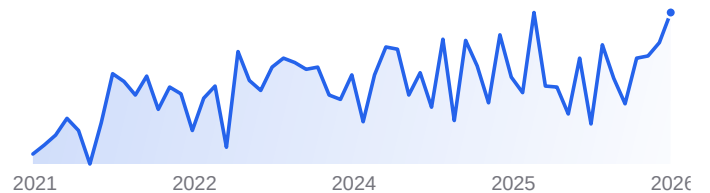
Growth (year over year)

Price +17.7% · Sales +20.5%



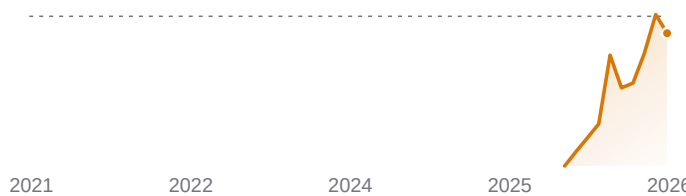
Price per square foot

\$399/ft²



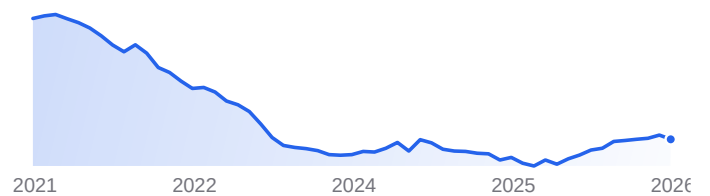
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

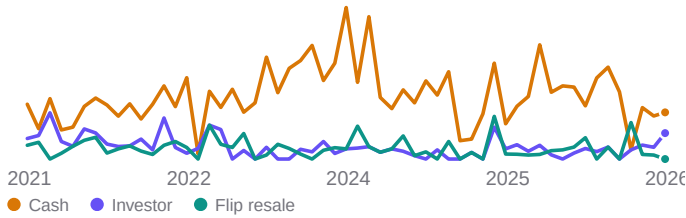
4.5%



BUYERS & OUTCOMES

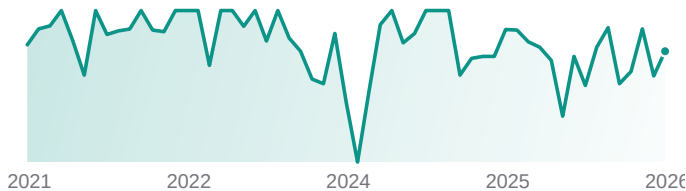
Buyer mix

Cash 24% · Investor 14% · Flip resale 0%



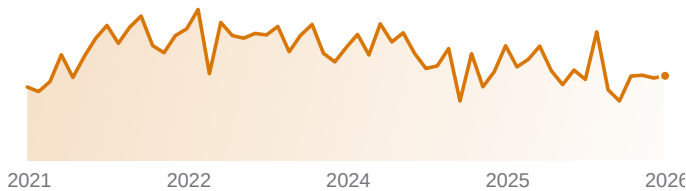
Sellers who sold at a gain

93%

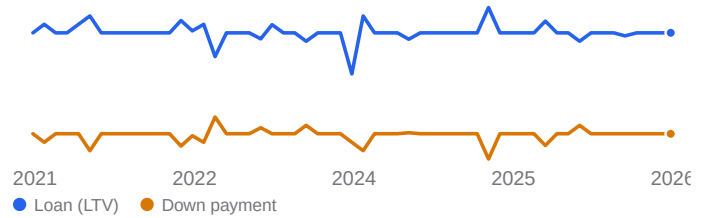


Median annualized return at resale

+4.8%

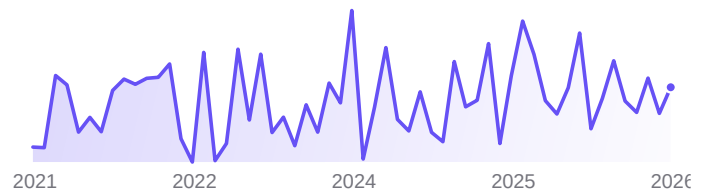


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



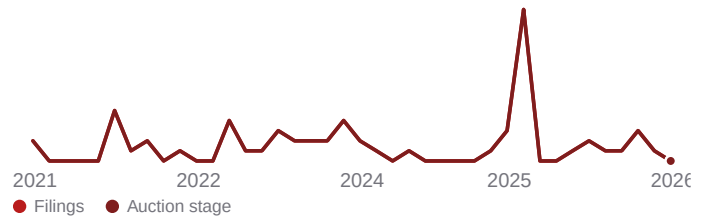
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,718
Median value (AVM)	\$642K
Median size	1,807 ft²
Median bedrooms	3
Median year built	1953
Single family	72%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	87%
Company owned	13%
Median loan-to-value	49%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	31,084
Density	4,836 / mi²
Median household income	\$125K
Average household income	\$154K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	51
Homes occupied	88%
Bachelor's or higher	31%
Poverty rate	6.3%
Unemployment	1.1%
Average temp	61°F
Annual precip	52 in
Sunshine	61%

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