

Decatur 30032

ZIP code · GA · Georgia · DeKalb County · Decatur

SELLER'S MARKET

\$284K

MEDIAN SALE PRICE

+19.2%

1-YR CHANGE

802

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

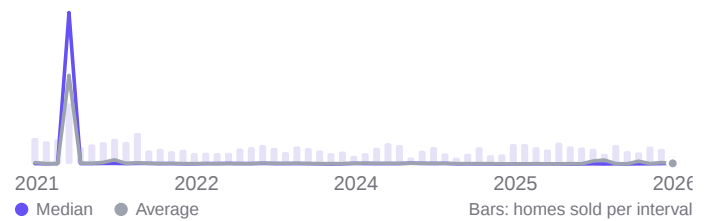
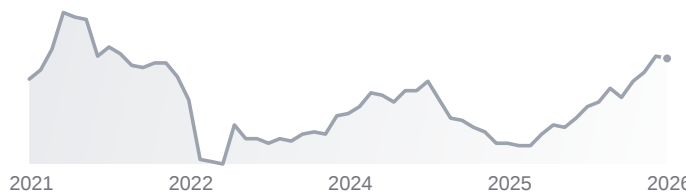
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$320K · Average \$342K

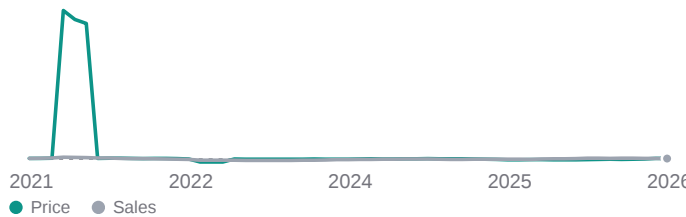


Growth (year over year)

Price +19.2% · Sales +14.4%

Price per square foot

\$232/ft²

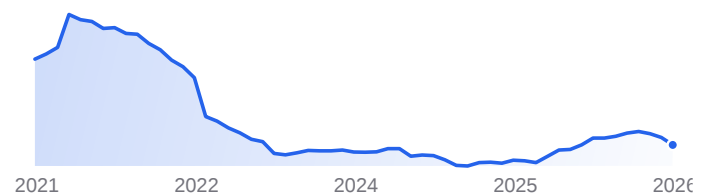
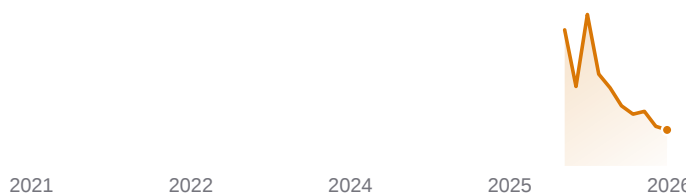


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

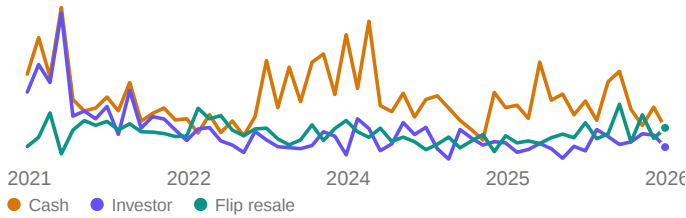
5.5%



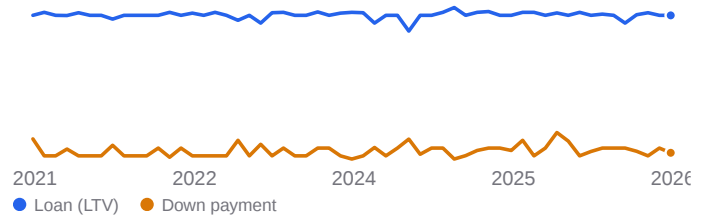
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 9.1% · Flip resale 18%

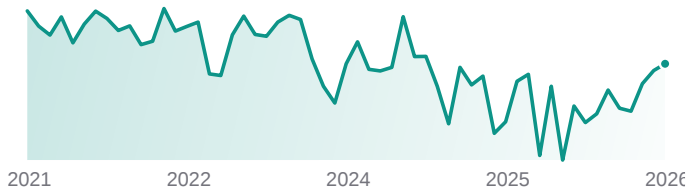


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.0%



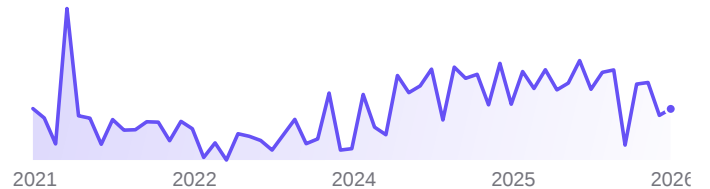
Sellers who sold at a gain

85%



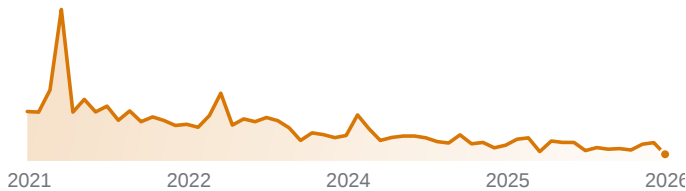
Typical hold before selling

4.1 yrs



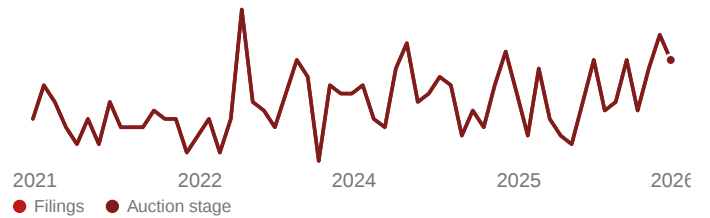
Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	14,508
Median value (AVM)	\$264K
Median size	1,414 ft²
Median bedrooms	3
Median year built	1957
Single family	89%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.1%
Owner occupied	71%
Company owned	21%
Median loan-to-value	49%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	46,356
Density	3,366 / mi²
Median household income	\$62K
Average household income	\$79K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	50
Homes occupied	85%
Bachelor's or higher	18%
Poverty rate	16.4%
Unemployment	0.9%
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.