

Decatur 30033

ZIP code · GA · Georgia · DeKalb County > Decatur

SELLER'S MARKET

\$482K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

509

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

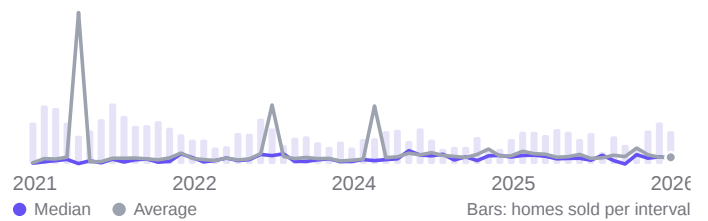
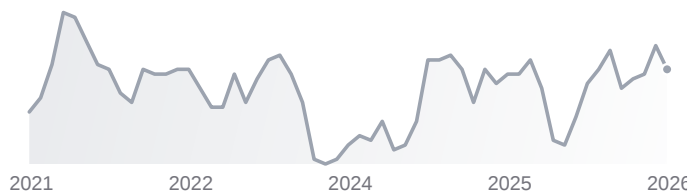
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

61 / 100

Sale prices

Median \$473K · Average \$492K

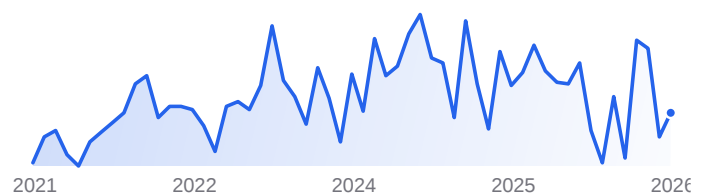
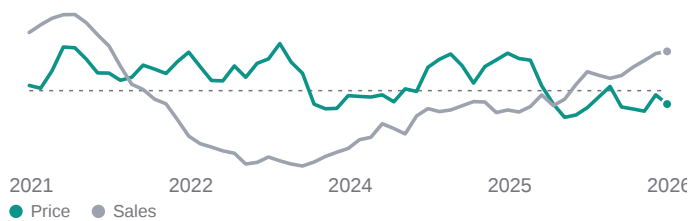


Growth (year over year)

Price -6.7% · Sales +19.8%

Price per square foot

\$263/ft²

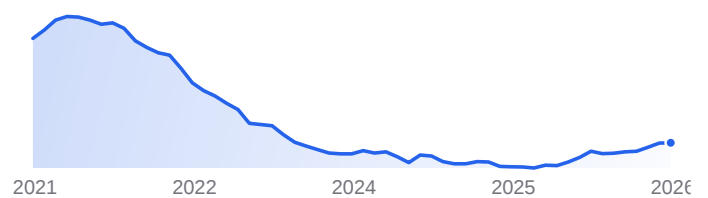


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

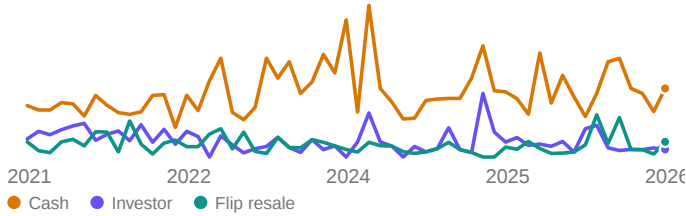
4.9%



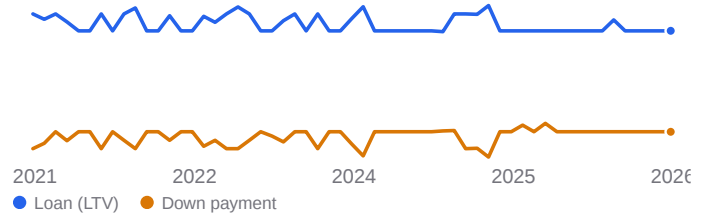
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 4.0% · Flip resale 8.0%

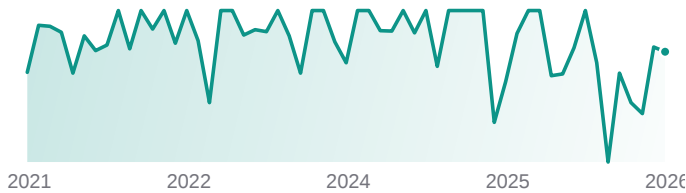


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



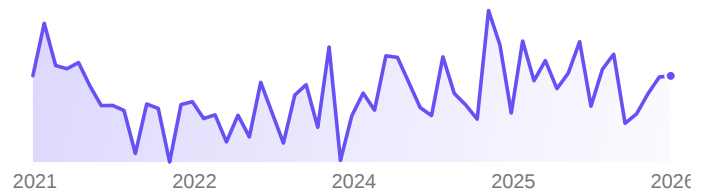
Sellers who sold at a gain

95%



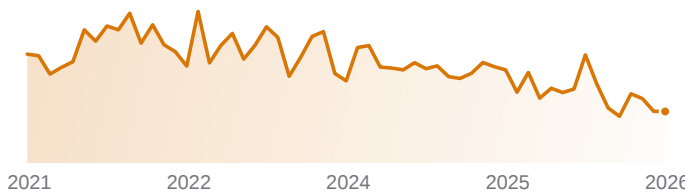
Typical hold before selling

6.2 yrs



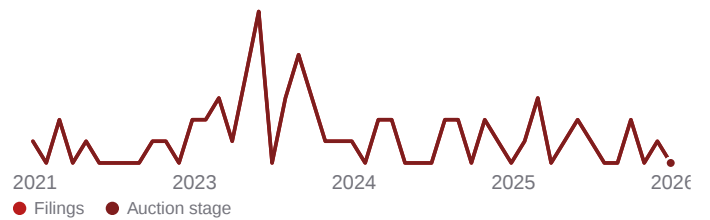
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,465
Median value (AVM)	\$482K
Median size	1,688 ft²
Median bedrooms	3
Median year built	1963
Single family	72%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	86%
Company owned	11%
Median loan-to-value	49%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	33,682
Density	3,647 / mi²
Median household income	\$105K
Average household income	\$127K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	52
Homes occupied	91%
Bachelor's or higher	33%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	61°F
Annual precip	53 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.