

Decatur 30034

ZIP code · GA · Georgia · DeKalb County · Decatur

BALANCED MARKET

\$249K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

606

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



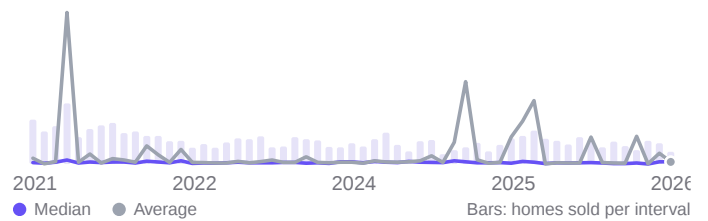
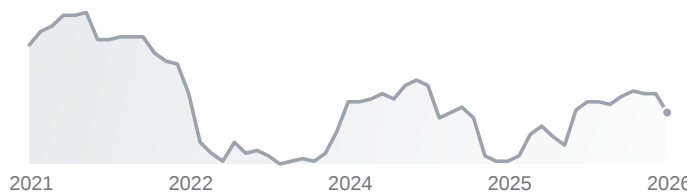
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$270K · Average \$268K

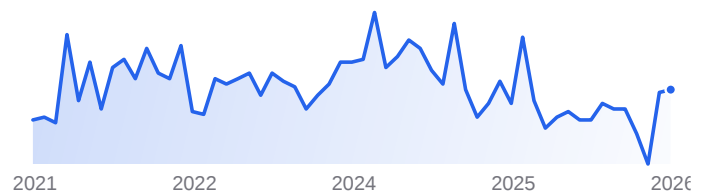
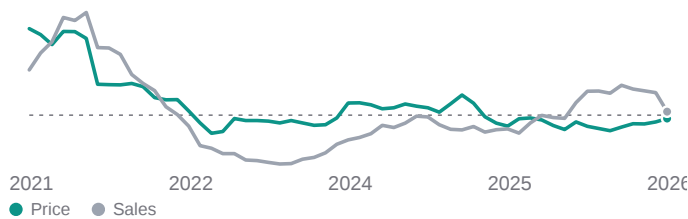


Growth (year over year)

Price -2.9% · Sales +2.9%

Price per square foot

\$138/ft²

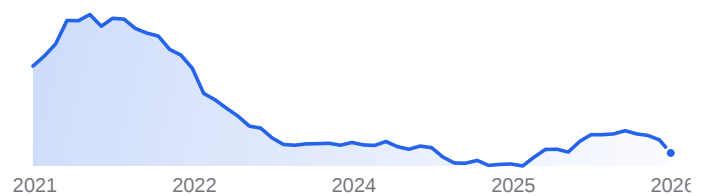
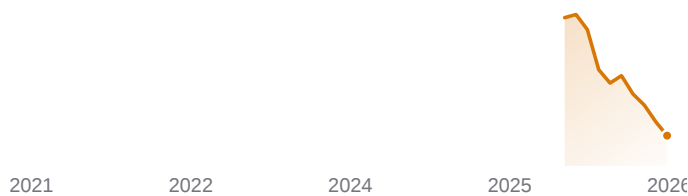


Sale premium vs estimated value

+0.6%

Annual turnover (share of homes sold)

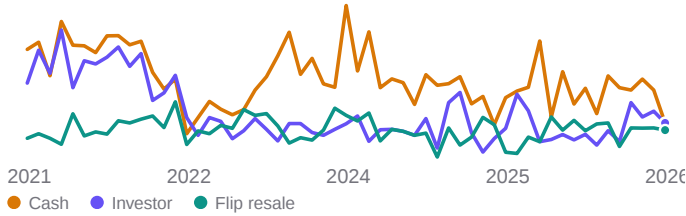
4.0%



BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 20% · Flip resale 17%



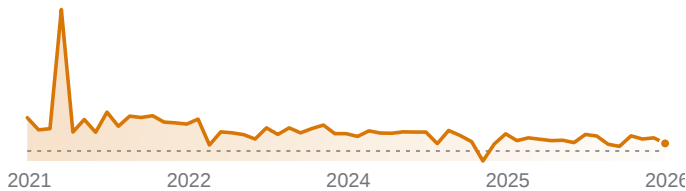
Sellers who sold at a gain

86%

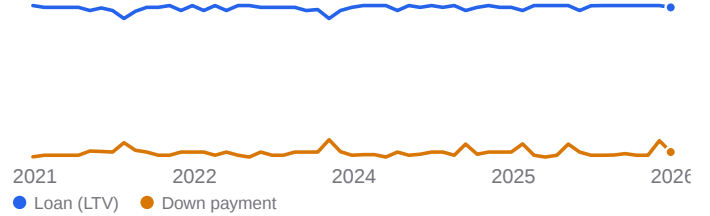


Median annualized return at resale

+4.0%

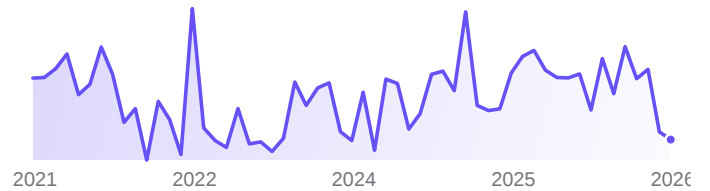


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



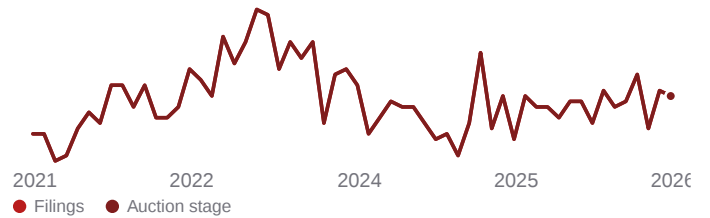
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	15,054
Median value (AVM)	\$246K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1988
Single family	83%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.2%
Owner occupied	76%
Company owned	18%
Median loan-to-value	47%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	47,184
Density	2,756 / mi ²
Median household income	\$68K
Average household income	\$84K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	49
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	13.4%
Unemployment	0.9%
Average temp	62°F
Annual precip	51 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.