

# Decatur 30035

ZIP code · GA · Georgia · DeKalb County · Decatur

BALANCED MARKET

**\$220K**

MEDIAN SALE PRICE

**-8.2%**

1-YR CHANGE

**322**

SALES (12 MO)

**\$240K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



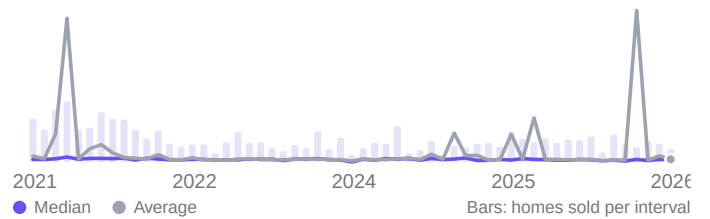
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$223K · Average \$241K

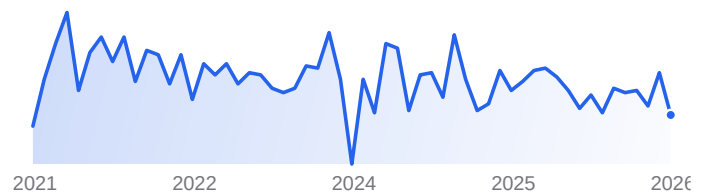
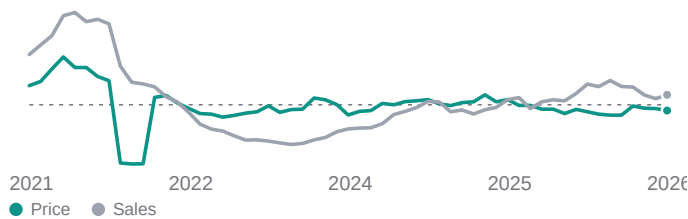


Growth (year over year)

Price -8.2% · Sales +14.2%

Price per square foot

\$125/ft²

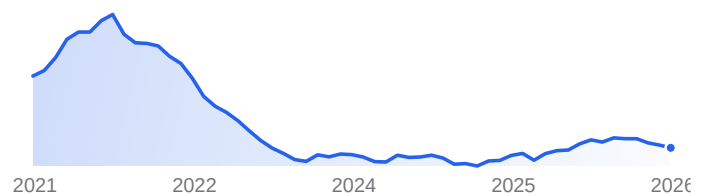
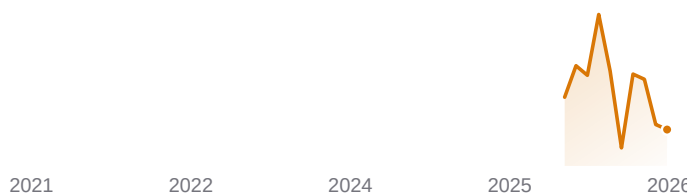


Sale premium vs estimated value

+0.6%

Annual turnover (share of homes sold)

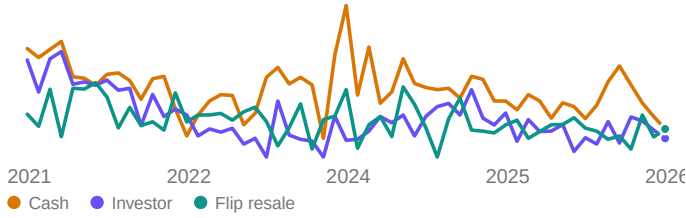
4.7%



## BUYERS & OUTCOMES

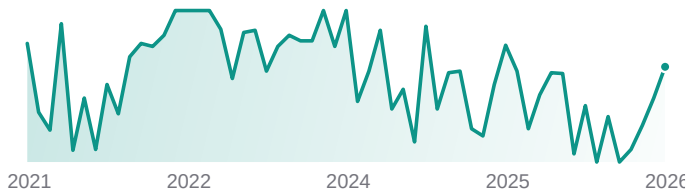
### Buyer mix

Cash 17% · Investor 11% · Flip resale 17%



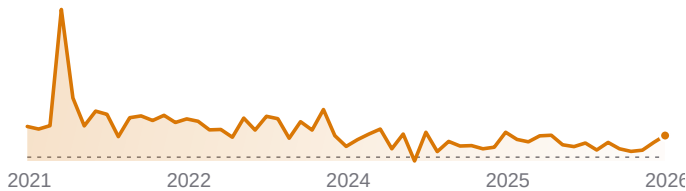
### Sellers who sold at a gain

86%

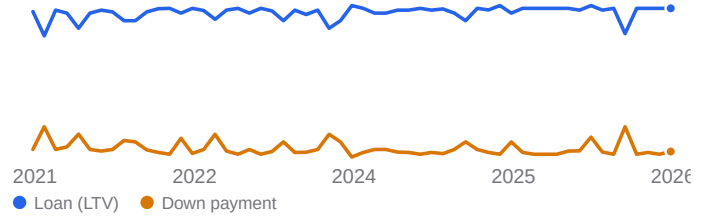


### Median annualized return at resale

+8.8%

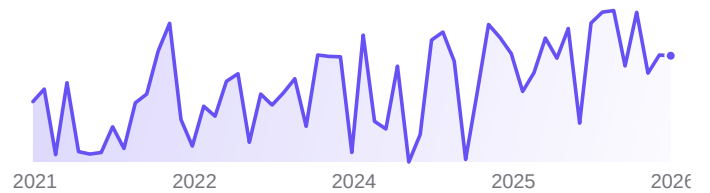


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.6%



### Typical hold before selling

5.0 yrs



### Preforeclosure filings

Filings 7 · Auction stage 7



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,781     |
| Median value (AVM) | \$240K    |
| Median size        | 1,687 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1975      |
| Single family      | 81%       |
| Condos             | 3.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 57%  |
| Underwater (LTV 125% or more) | 2.8% |
| Owner occupied                | 71%  |
| Company owned                 | 20%  |
| Median loan-to-value          | 44%  |

Typical ownership tenure

8.9 yrs

## COMMUNITY

|                                  |                         |
|----------------------------------|-------------------------|
| Population                       | 22,897                  |
| Density                          | 2,655 / mi <sup>2</sup> |
| Median household income          | \$62K                   |
| Average household income         | \$82K                   |
| Crime index (US avg 100)         | 93                      |
| Air pollution index (US avg 100) | 81                      |
| Earthquake index (US avg 100)    | 49                      |
| Homes occupied                   | 93%                     |
| Bachelor's or higher             | 14%                     |
| Poverty rate                     | 17.0%                   |
| Unemployment                     | 1.0%                    |
| 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.