

Cumming 30040

ZIP code · GA · Georgia > Forsyth County > Cumming

BALANCED MARKET

\$603K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

1,103

SALES (12 MO)

\$600K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



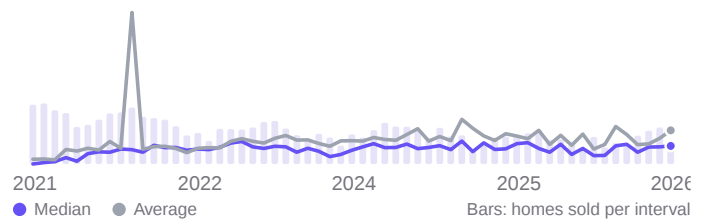
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$609K · Average \$753K

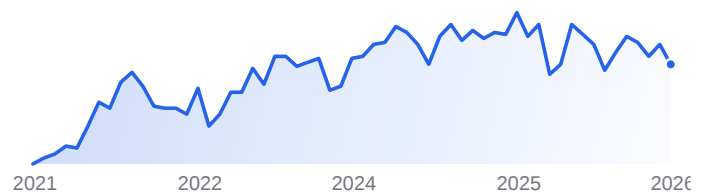
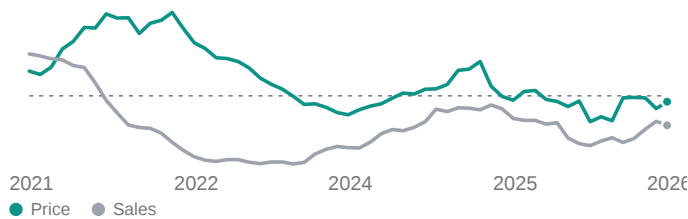


Growth (year over year)

Price -2.5% · Sales -12.7%

Price per square foot

\$229/ft²

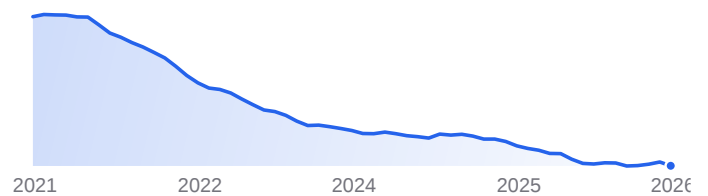
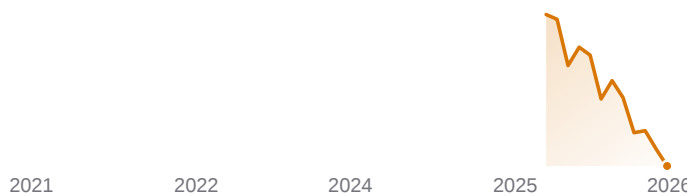


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

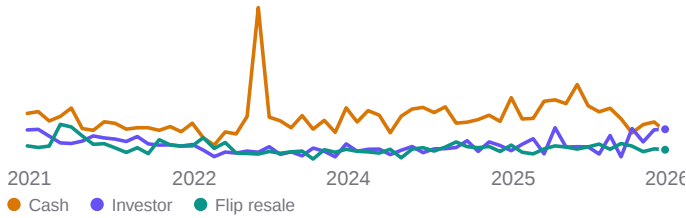
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 19% · Flip resale 6.0%



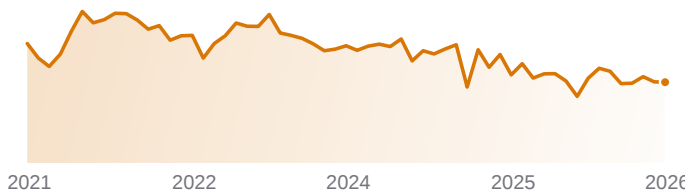
Sellers who sold at a gain

89%

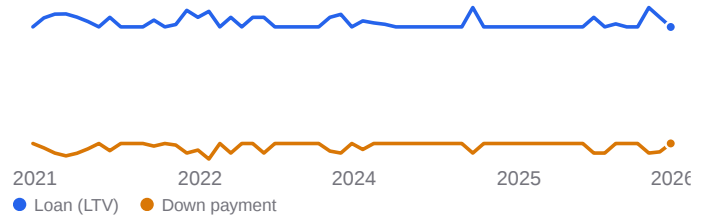


Median annualized return at resale

+6.4%

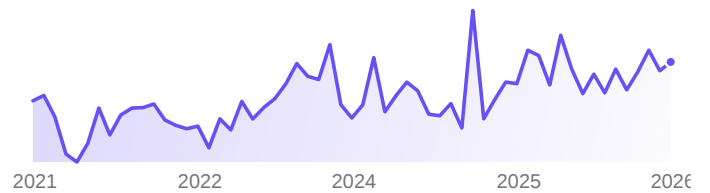


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	29,190
Median value (AVM)	\$600K
Median size	2,582 ft²
Median bedrooms	4
Median year built	2005
Single family	87%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	88%
Company owned	13%
Median loan-to-value	45%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	91,376
Density	1,545 / mi²
Median household income	\$126K
Average household income	\$143K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	60
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	3.8%
Unemployment	1.0%
Average temp	59°F
Annual precip	56 in
Sunshine	61%

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