

Cumming 30041

ZIP code · GA · Georgia > Forsyth County > Cumming

BUYER'S MARKET

\$614K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

981

SALES (12 MO)

\$640K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



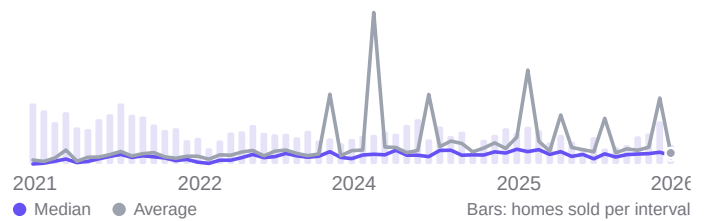
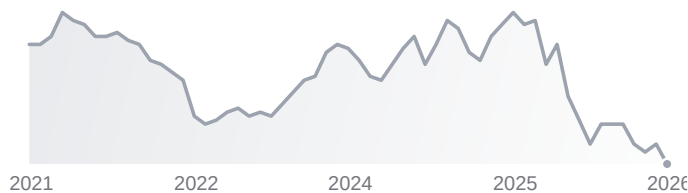
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$585K · Average \$627K

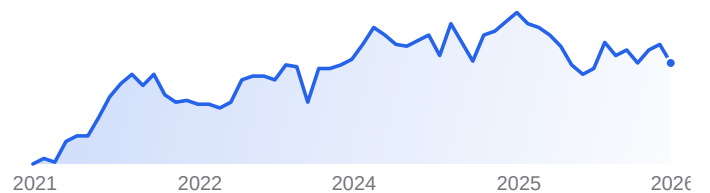
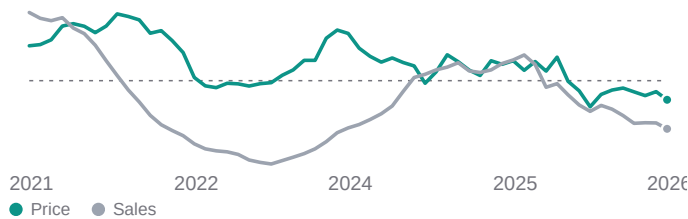


Growth (year over year)

Price -9.1% · Sales -22.9%

Price per square foot

\$243/ft²

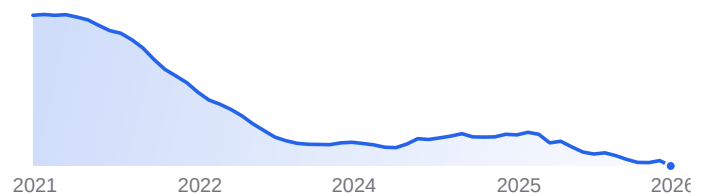


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

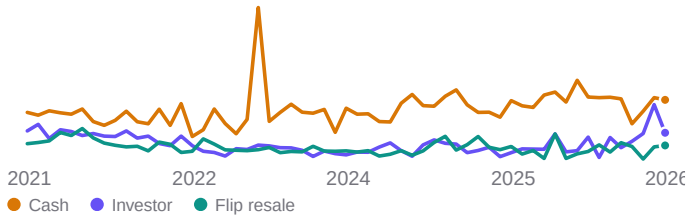
3.7%



BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 17% · Flip resale 9.1%



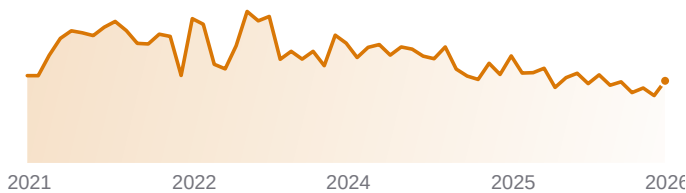
Sellers who sold at a gain

83%

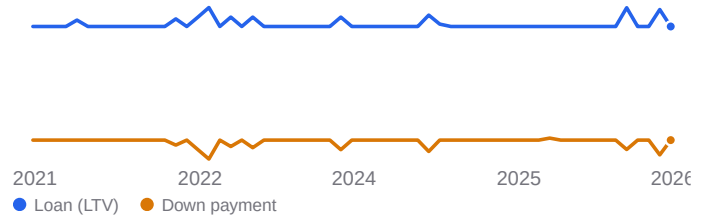


Median annualized return at resale

+6.5%

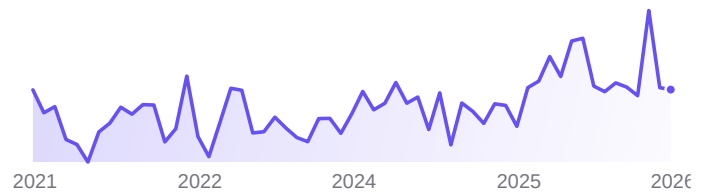


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	26,629
Median value (AVM)	\$640K
Median size	2,592 ft²
Median bedrooms	4
Median year built	2001
Single family	87%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	88%
Company owned	13%
Median loan-to-value	45%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	81,453
Density	1,190 / mi²
Median household income	\$132K
Average household income	\$156K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	62
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	2.6%
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.