

Lawrenceville 30045

ZIP code · GA · Georgia · Gwinnett County · Lawrenceville

BUYER'S MARKET

\$398K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

521

SALES (12 MO)

\$391K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



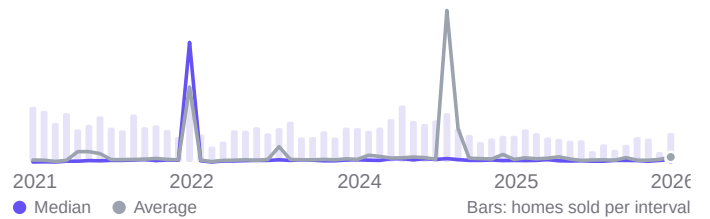
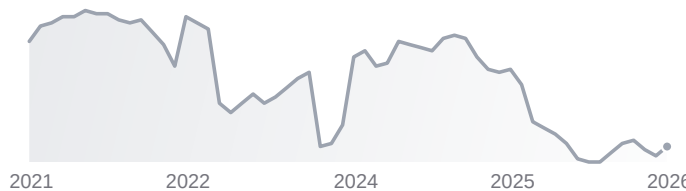
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$425K · Average \$508K

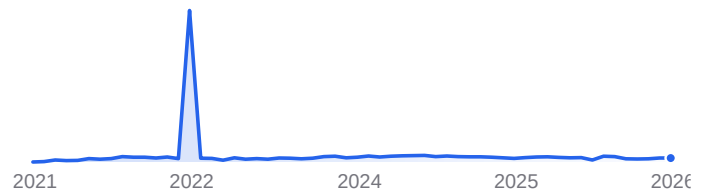
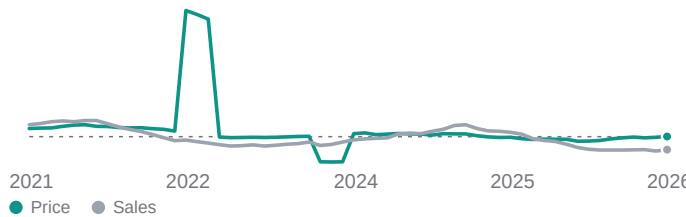


Growth (year over year)

Price +0.6% · Sales -39.2%

Price per square foot

\$168/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

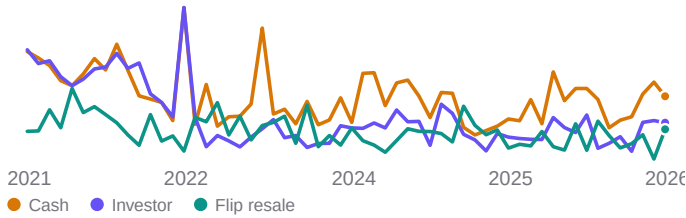
3.7%



BUYERS & OUTCOMES

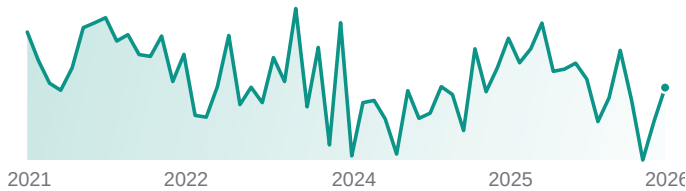
Buyer mix

Cash 30% · Investor 17% · Flip resale 14%



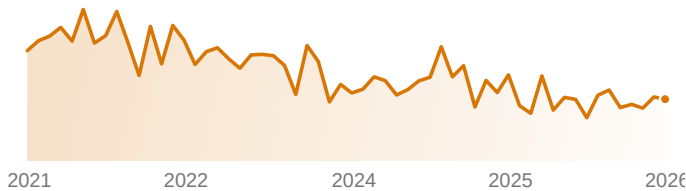
Sellers who sold at a gain

86%

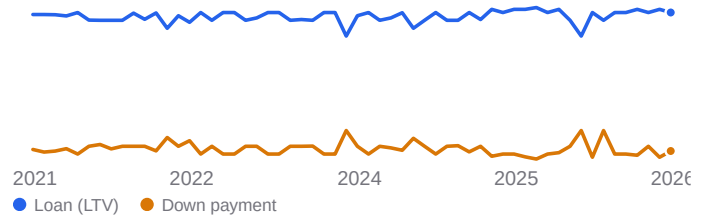


Median annualized return at resale

+5.7%

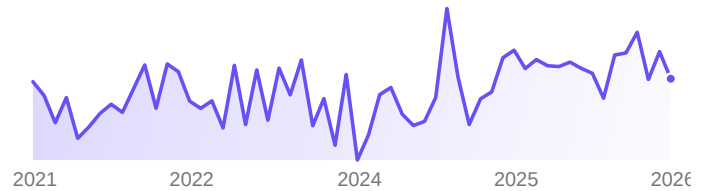


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.0%



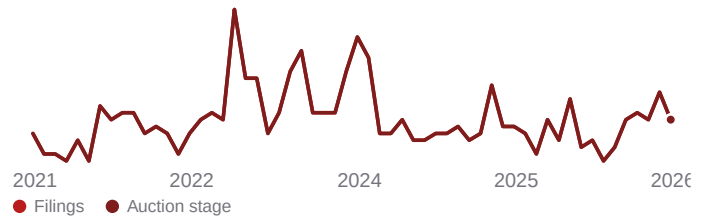
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	14,107
Median value (AVM)	\$391K
Median size	2,387 ft²
Median bedrooms	4
Median year built	2003
Single family	95%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	15%
Median loan-to-value	52%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	43,627
Density	2,119 / mi²
Median household income	\$104K
Average household income	\$135K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	57
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	7.8%
Unemployment	1.1%
Average temp	60°F
Annual precip	53 in
Sunshine	61%

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