

Lawrenceville 30046

ZIP code · GA · Georgia · Gwinnett County · Lawrenceville

BUYER'S MARKET

\$354K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

318

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



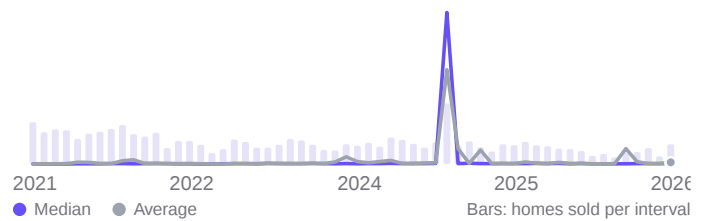
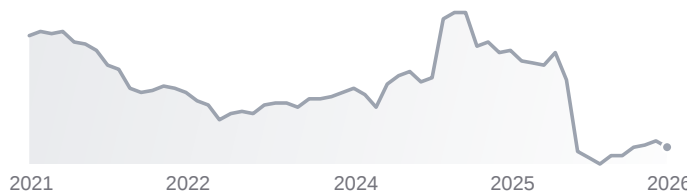
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$350K · Average \$553K

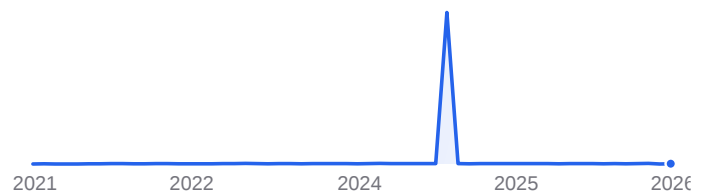
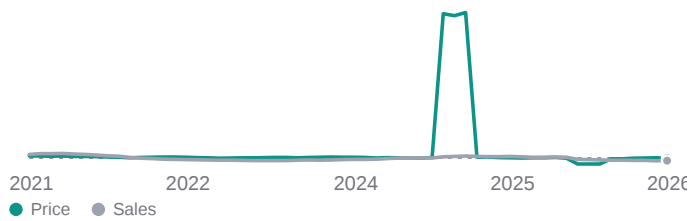


Growth (year over year)

Price -1.9% · Sales -43.0%

Price per square foot

\$175/ft²

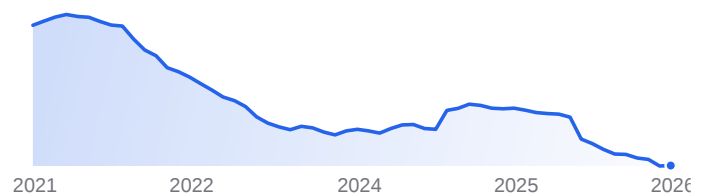


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

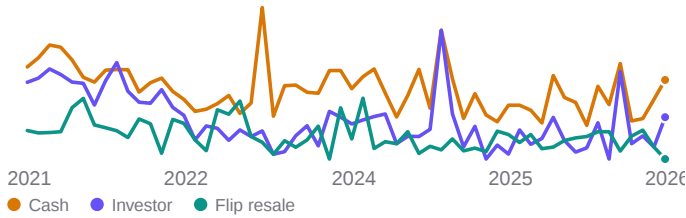
2.9%



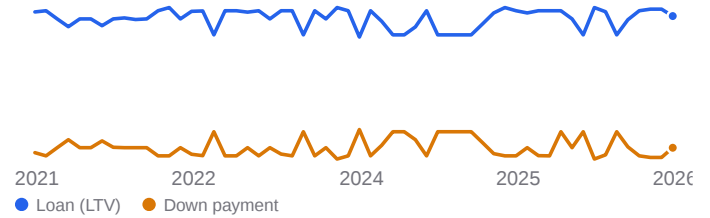
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 22% · Flip resale 0%

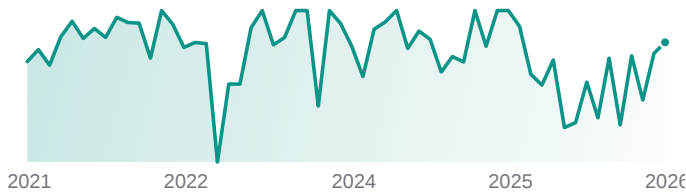


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



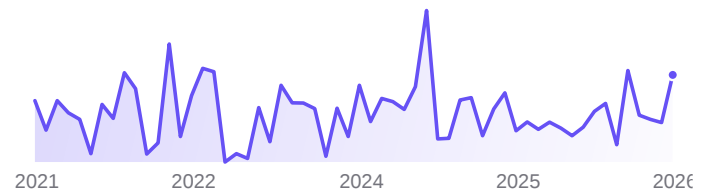
Sellers who sold at a gain

93%



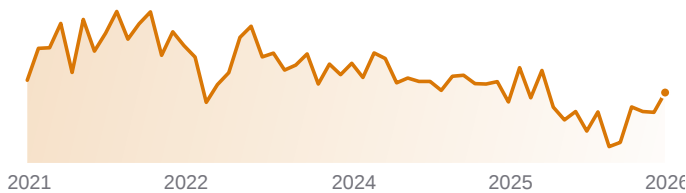
Typical hold before selling

7.8 yrs



Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	10,866
Median value (AVM)	\$330K
Median size	1,890 ft²
Median bedrooms	3
Median year built	1988
Single family	79%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	73%
Company owned	19%
Median loan-to-value	43%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	43,183
Density	2,676 / mi²
Median household income	\$67K
Average household income	\$80K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	11.8%
Unemployment	1.0%
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.