

Lithonia 30058

ZIP code · GA · Georgia · DeKalb County > Lithonia

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

900

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



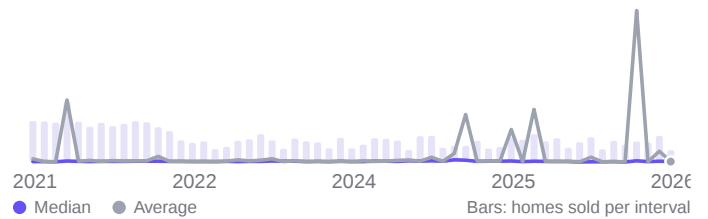
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$245K · Average \$252K

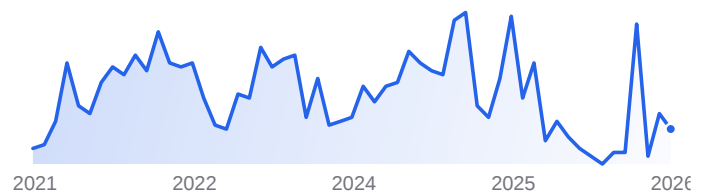
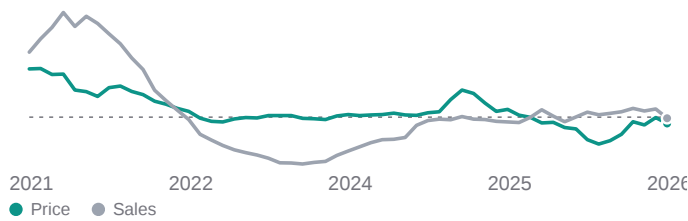


Growth (year over year)

Price -6.8% · Sales -1.2%

Price per square foot

\$135/ft²

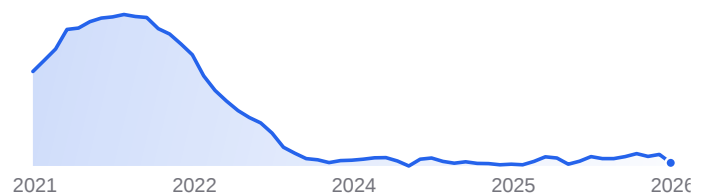
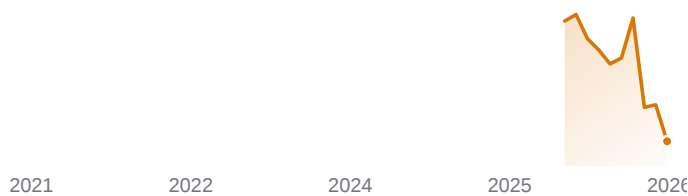


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

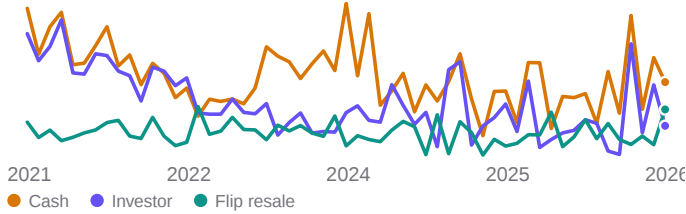
4.6%



BUYERS & OUTCOMES

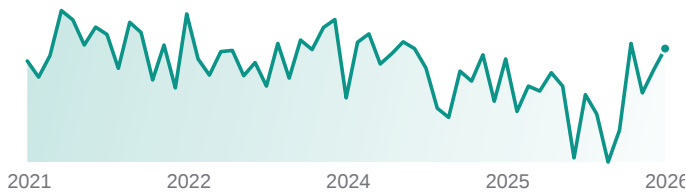
Buyer mix

Cash 35% · Investor 17% · Flip resale 24%



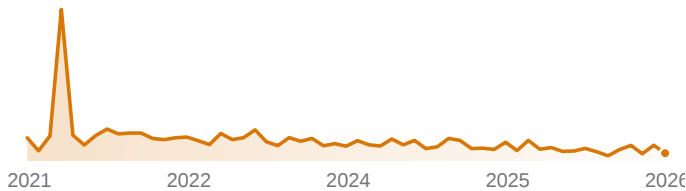
Sellers who sold at a gain

90%

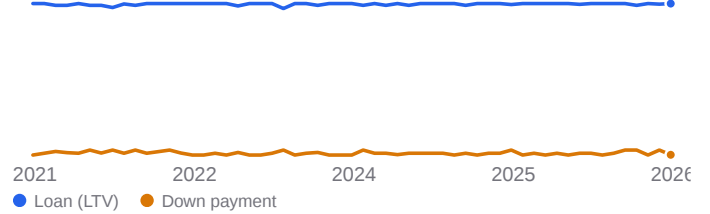


Median annualized return at resale

+4.1%

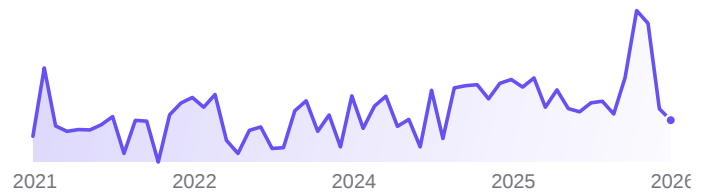


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.0%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 40 · Auction stage 40



HOUSING STOCK

Homes	19,461
Median value (AVM)	\$250K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1995
Single family	79%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	20%
Median loan-to-value	50%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	62,561
Density	1,941 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	14.2%
Unemployment	0.9%
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.