

Norcross 30071

ZIP code · GA · Georgia > Gwinnett County > Norcross

BUYER'S MARKET

\$363K

MEDIAN SALE PRICE

-13.6%

1-YR CHANGE

221

SALES (12 MO)

\$347K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



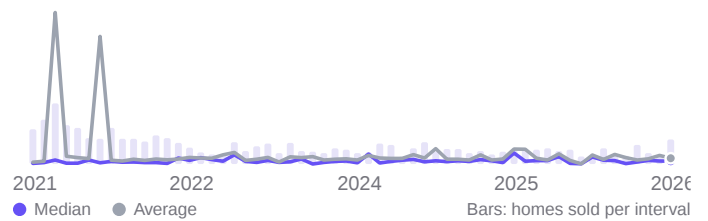
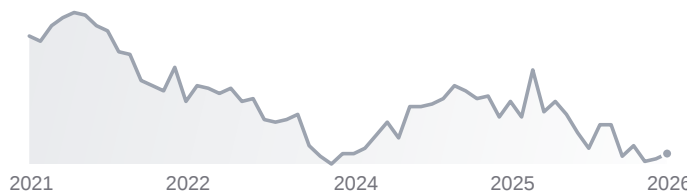
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$355K · Average \$422K

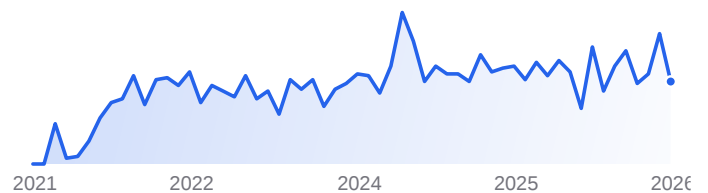
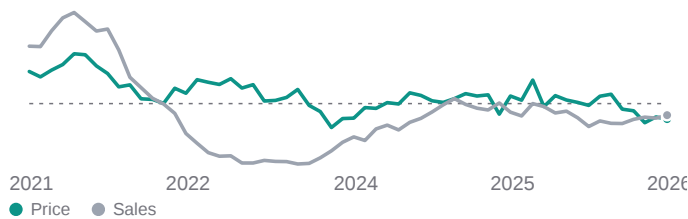


Growth (year over year)

Price -13.6% · Sales -10.2%

Price per square foot

\$202/ft²

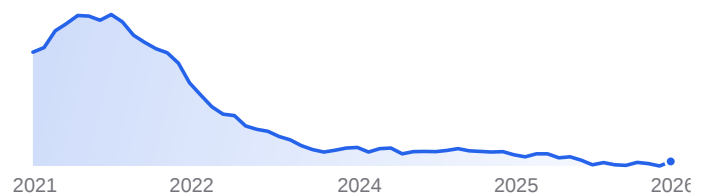


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

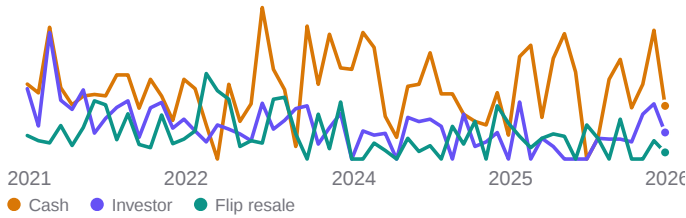
3.6%



BUYERS & OUTCOMES

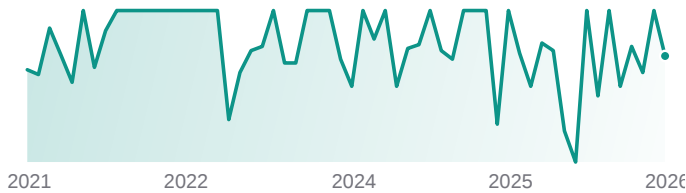
Buyer mix

Cash 22% · Investor 11% · Flip resale 2.8%



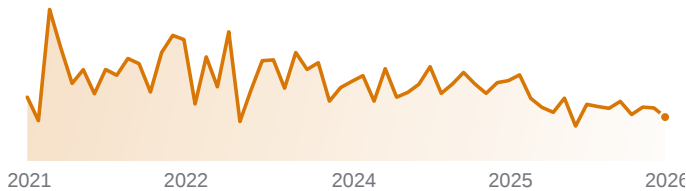
Sellers who sold at a gain

93%

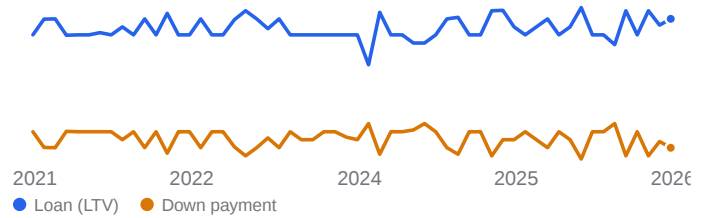


Median annualized return at resale

+5.1%

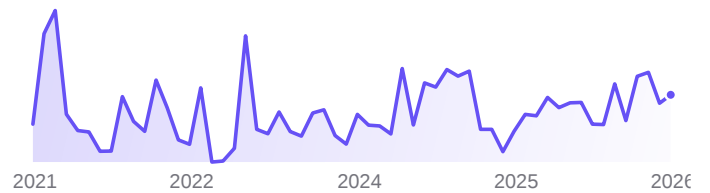


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



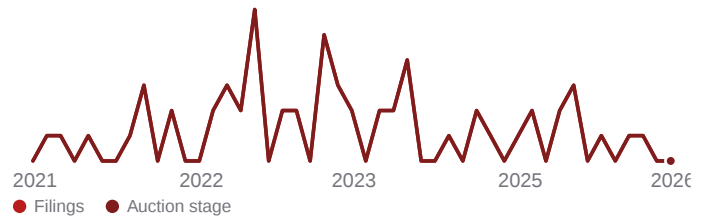
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,221
Median value (AVM)	\$347K
Median size	1,866 ft²
Median bedrooms	3
Median year built	1987
Single family	69%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	14%
Median loan-to-value	42%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	28,660
Density	2,310 / mi²
Median household income	\$68K
Average household income	\$89K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	52
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	13.8%
Unemployment	1.2%
Average temp	60°F
Annual precip	55 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.