

Norcross 30093

ZIP code · GA · Georgia · Gwinnett County · Norcross

BUYER'S MARKET

\$310K

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

299

SALES (12 MO)

\$317K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



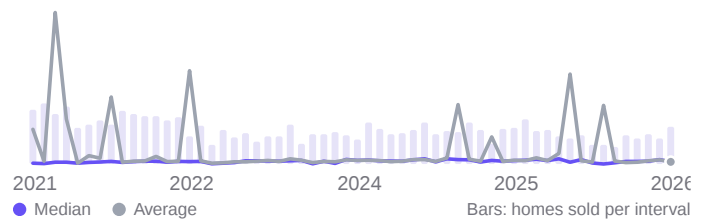
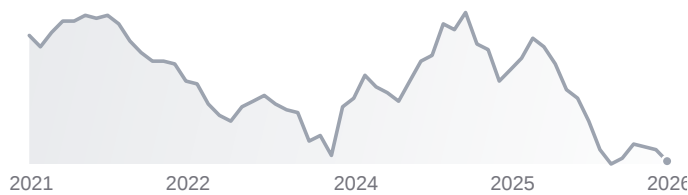
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$285K · Average \$284K

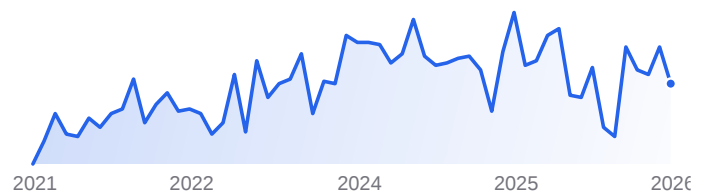
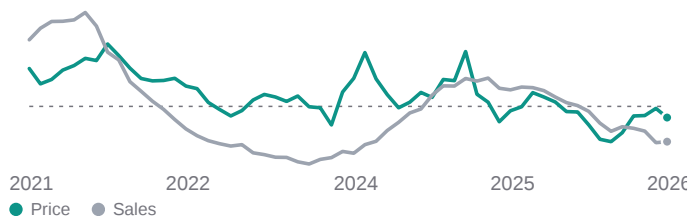


Growth (year over year)

Price -7.4% · Sales -23.3%

Price per square foot

\$181/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

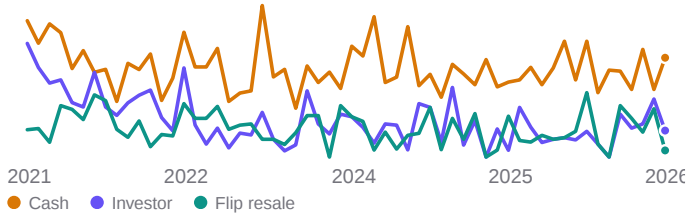
3.3%



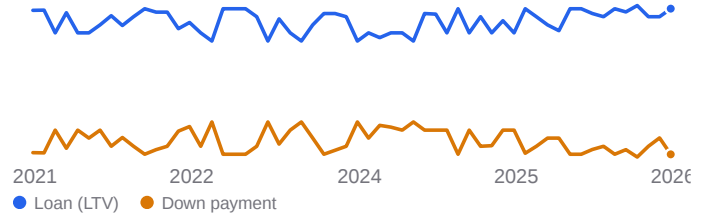
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 11% · Flip resale 2.9%

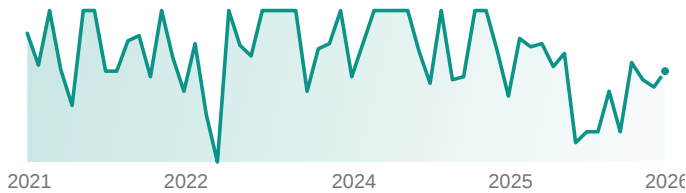


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



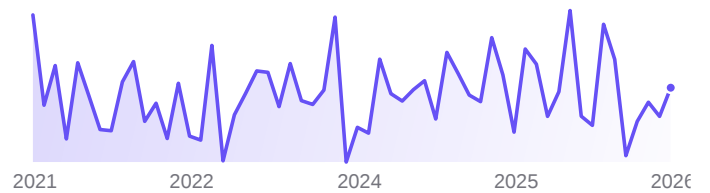
Sellers who sold at a gain

92%



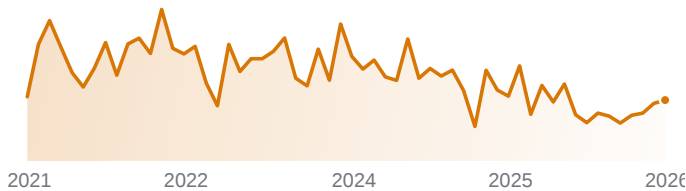
Typical hold before selling

6.1 yrs



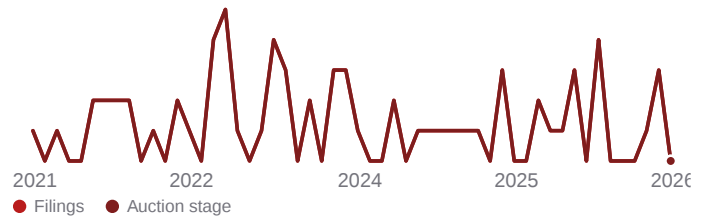
Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,065
Median value (AVM)	\$317K
Median size	1,636 ft²
Median bedrooms	3
Median year built	1983
Single family	69%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	66%
Company owned	17%
Median loan-to-value	36%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	57,129
Density	4,946 / mi²
Median household income	\$47K
Average household income	\$59K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	55
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	17.1%
Unemployment	1.2%
Average temp	60°F
Annual precip	54 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.