

Buford 30518

ZIP code · GA · Georgia · Gwinnett County · Buford

BUYER'S MARKET

\$454K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

781

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



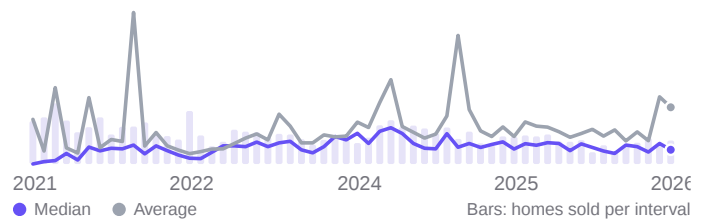
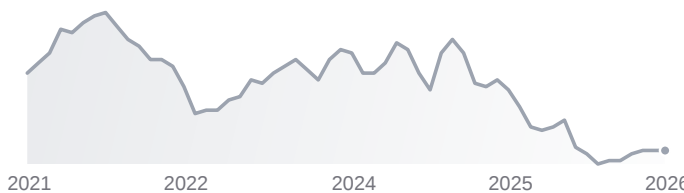
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$446K · Average \$715K

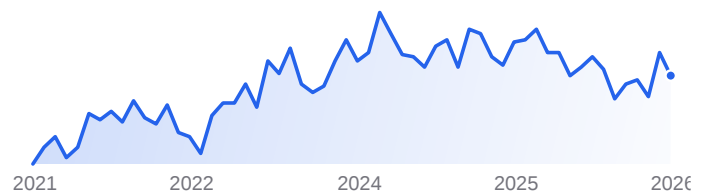
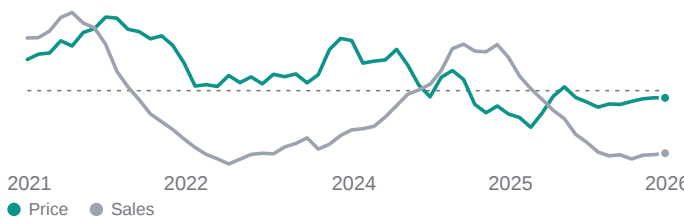


Growth (year over year)

Price -3.3% · Sales -28.9%

Price per square foot

\$205/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

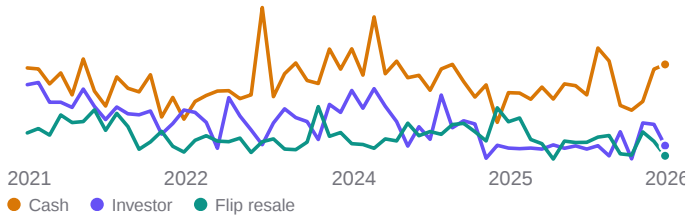
4.2%



BUYERS & OUTCOMES

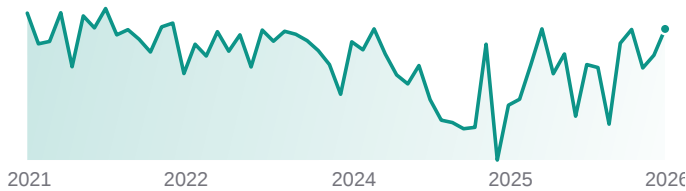
Buyer mix

Cash 39% · Investor 6.8% · Flip resale 2.7%



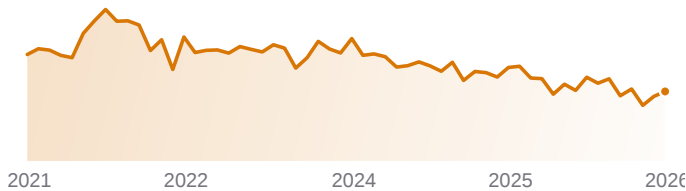
Sellers who sold at a gain

94%

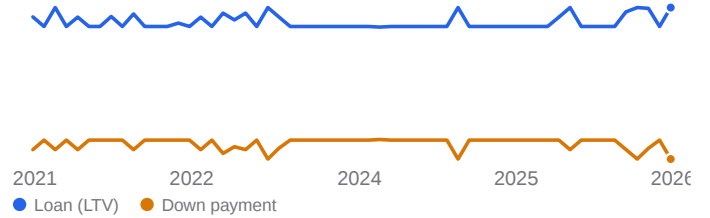


Median annualized return at resale

+6.4%

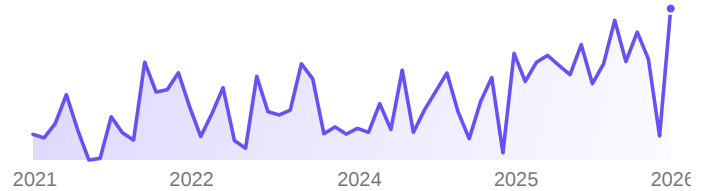


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	18,513
Median value (AVM)	\$468K
Median size	2,356 ft²
Median bedrooms	3
Median year built	2001
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	14%
Median loan-to-value	46%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	60,951
Density	1,297 / mi²
Median household income	\$99K
Average household income	\$119K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	61
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	6.3%
Unemployment	1.0%
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.