

Buford 30519

ZIP code · GA · Georgia > Gwinnett County > Buford

BUYER'S MARKET

\$445K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

655

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



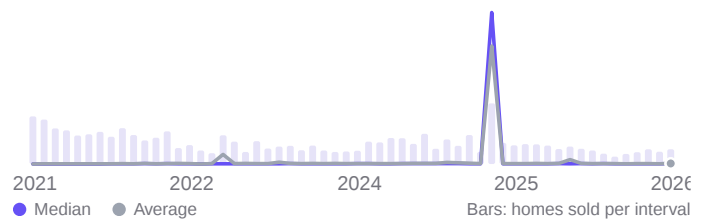
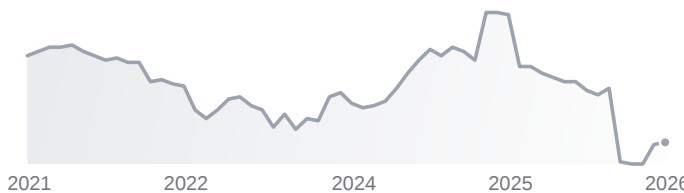
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$480K · Average \$571K

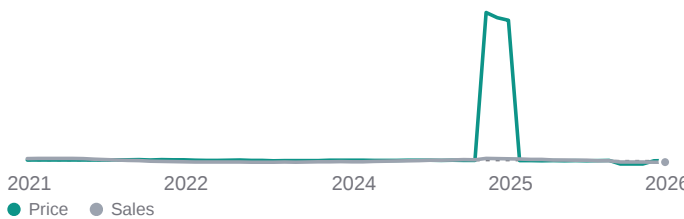


Growth (year over year)

Price -3.6% · Sales -44.4%

Price per square foot

\$193/ft²

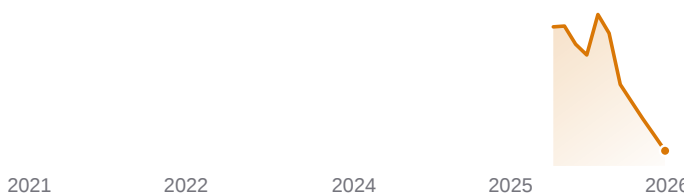


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

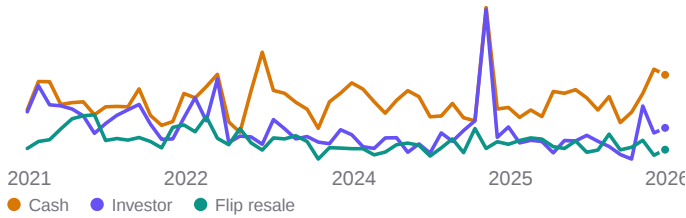
3.6%



BUYERS & OUTCOMES

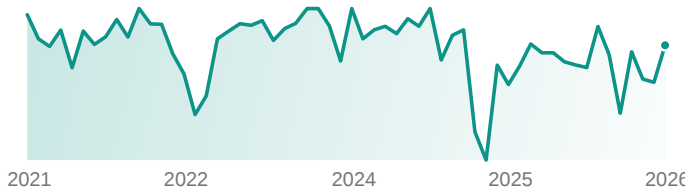
Buyer mix

Cash 45% · Investor 17% · Flip resale 5.0%



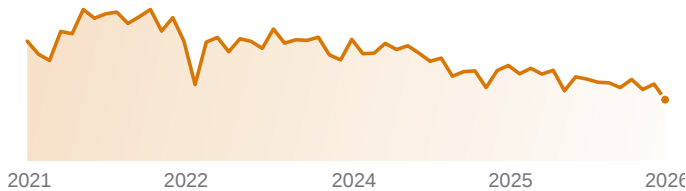
Sellers who sold at a gain

94%

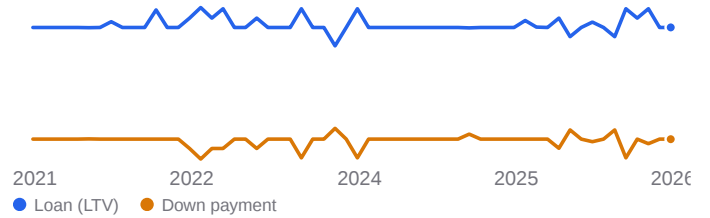


Median annualized return at resale

+5.0%

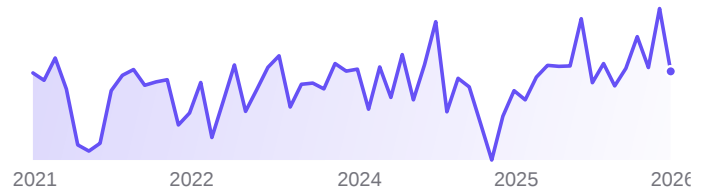


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	18,310
Median value (AVM)	\$460K
Median size	2,537 ft²
Median bedrooms	4
Median year built	2004
Single family	89%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	81%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	54,569
Density	1,592 / mi ²
Median household income	\$104K
Average household income	\$142K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	61
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	6.0%
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.