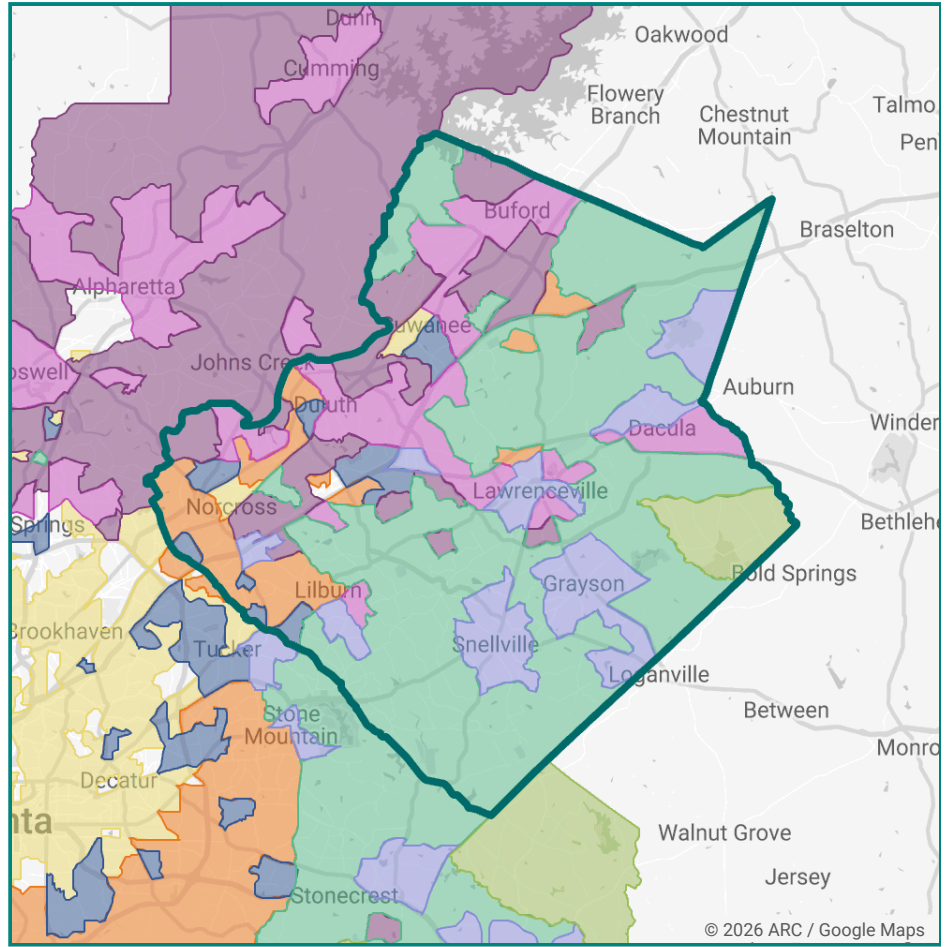


- 50% SUBMARKET 7: BELOW-MEDIAN PRICED SUBURBAN NEIGHBORHOODS
- 13% SUBMARKET 5: HIGHER-PRICED SUBURBAN EMPLOYMENT CORRIDORS & TOWN CENTERS
- 11% SUBMARKET 6: HIGHER-PRICED SUBURBAN NEIGHBORHOODS
- 11% SUBMARKET 8: BELOW-MEDIAN PRICED SUBURBAN EMPLOYMENT CORRIDORS & TOWN CENTERS
- 7% SUBMARKET 3: RAPIDLY CHANGING URBAN NEIGHBORHOODS
- 4% SUBMARKET 9: BELOW-MEDIAN PRICED RURAL
- 3% SUBMARKET 4: BELOW-MEDIAN PRICED URBAN NEIGHBORHOODS
- 1% SUBMARKET 1: HIGHER-PRICED URBAN NEIGHBORHOODS



TOP SUBMARKET(S) BY PERCENTAGE

Submarket 7: Below-Median Priced Suburban Neighborhoods

Lower-priced suburban neighborhoods with both single-family owners and a large, rapidly-increasing number of single-family renters.

- High proportion of investor-owned properties (along with 8 & 9)
- Mostly owners
- Mostly SF housing units
- Low proportion of cost-burdened renters (along with 8)



Data source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2020-2025. Explore this data further in the [DATA EXPLORER](#)

Submarket 5: Higher-Priced Suburban Employment Corridors & Town Centers

Moderate-to-higher-priced suburban neighborhoods near employment centers with a mix of single family and multifamily units housing both renters and owners.

- Low proportion of residents in poverty (along with 1 & 6)
- Mostly owners, albeit with a higher proportion of renters than 6
- Mix of SF and MF housing units
- Low proportion of cost-burdened owners (along with 6)



Data source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2020-2025. Explore this data further in the [DATA EXPLORER](#)

TOP ACTION STEPS

Increase Supply

- Mandate and incentivize affordable housing through inclusionary zoning
- Support smaller homes and ownership opportunities

Expand Capital Resources

- Establish local housing funding resources and programs
- Identify regional funding mechanisms

Develop Leadership & Collaboration on Affordability

- Form committees and work groups for housing
- Support local leaders through regional programs

Preserve Affordable Supply

- Address blight
- Leverage funding resources for preservation

Promote Housing Stability

- Establish housing stability policies and programs
- Identify and educate on housing instability

Reduce Housing & Transportation Costs

- Increase walkability
- Reduce costs of housing near transit and amenities

COUNTY SNAPSHOT

Median Home Sale Price (2025)	\$398,000
Change in Median Home Sale Price (2020-25)	+45%
Home Sale Price Per Sq Ft (2025)	\$183.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2020-25)	+58%
Median Building Area of Home Sales (2025)	2,236 sq ft

Data source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2020-2025. Explore this data further in the [DATA EXPLORER](#)

LEARN MORE

- [Explore Gwinnett County on the Metro Atlanta Housing Toolkit website](https://metroatlhousing.org/counties/gwinnett/) (https://metroatlhousing.org/counties/gwinnett/)
- [Explore Housing Strategy Resource](https://metroatlhousing.org/resources) (https://metroatlhousing.org/resources)
- [Explore ARC Housing Success Stories](https://atlantaregional.org/what-we-do/housing) (https://atlantaregional.org/what-we-do/housing)