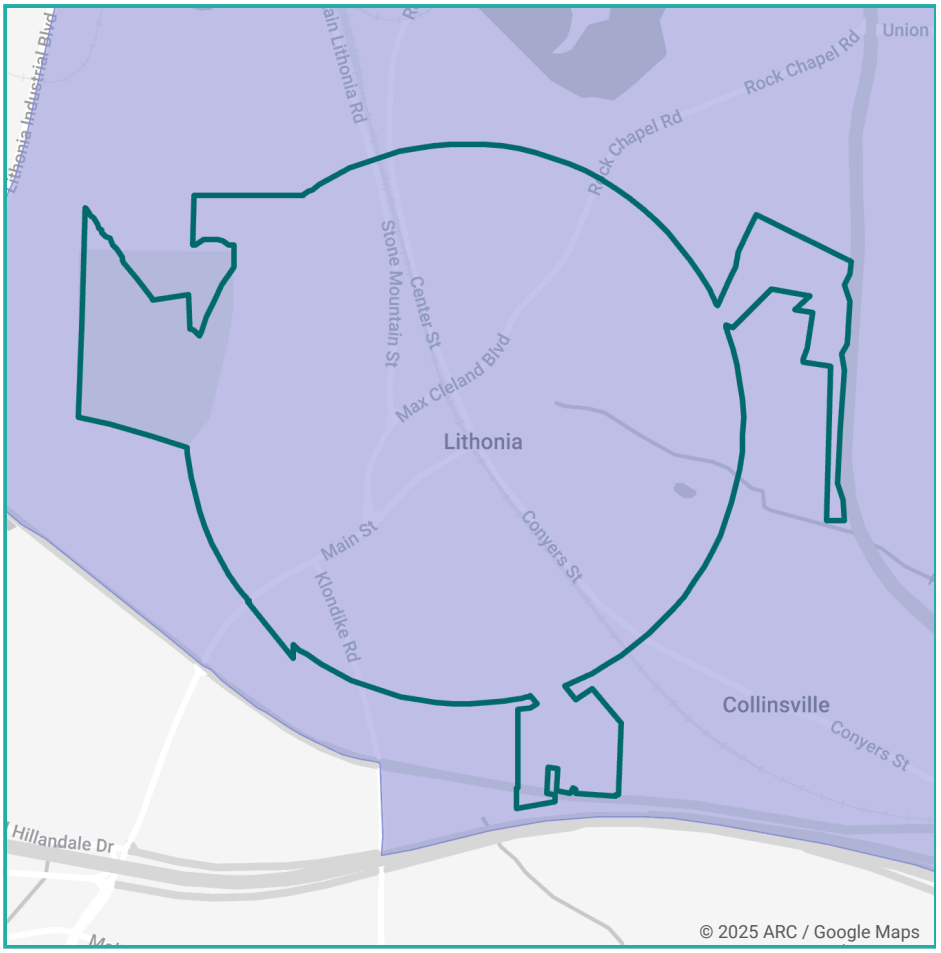
Atlanta Regional Commission

METRO ATLANTA HOUSING STRATEGY TOOLKIT

LITHONIA CITY SNAPSHOT

100% SUBMARKET 8: BELOW-MEDIAN PRICED SUBURBAN EMPLOYMENT CORRIDORS & TOWN CENTERS



TOP SUBMARKET(S) BY PERCENTAGE

Submarket 8: Below-Median Priced Suburban Employment Corridors & Town Centers

Lower-priced moderately-sized suburban homes in neighborhoods mostly consisting of homeowners, albeit with an increasing proportion of renters.

- High proportion of investor-owned properties (along with 7 & 9)
- Mostly owners, albeit with highest proportion of renters among suburban and rural submarkets
- Mix of SF and MF housing units
- Lowest median household incomes among suburban and rural submarkets
- Highest proportion of households with no vehicle among suburban and rural submarkets
- Low proportion of cost-burdened renters (along with 7)

Median Home Sale Price (2024)	Home Sale Price Per Sq. Ft (2024)	Median Building Area	Median Year Built
$300,000 +70.45% since 2018	$159.61 per sq. ft. +80.31% since 2018	1,866 sq. ft.	1995

Data source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2019-2024. Explore this data further in the **DATA EXPLORER**

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TOP ACTION STEPS

Increase Supply

- Allow and incentivize innovative housing types
- Identify targeted areas appropriate for higher density
- Mandate and incentivize affordable housing through inclusionary zoning

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
- Identify housing needs through planning
- Support local leaders through regional programs

Preserve Affordable Supply

- Address blight
- Create preservation programs and partnerships

Promote Housing Stability

- Establish housing stability policies and programs
- Reduce evictions and homelessness

Reduce Housing & Transportation Costs

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

CITY SNAPSHOT

Median Home Sale Price (2024)	$150,000
Change in Median Home Sale Price (2019-24)	+145%
Home Sale Price Per Sq Ft (2024)	$123.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2019-24)	+183%
Median Building Area of Home Sales (2024)	1,432 sq ft

Data source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2019-2024. Explore this data further in the DATA EXPLORER

LEARN MORE

- Explore Lithonia City on the Metro Atlanta Housing Strategy Toolkit website (https://metroatlhousing.org/cities/lithonia/)
- Explore Housing Strategy Resource (https://metroatlhousing.org/resources)
- Explore ARC Housing Success Stories (https://atlantaregional.org/what-we-do/housing)