

CUMMING, GA

The small city at the center of one of America's fastest-growing counties, up GA-400.

\$525K

MEDIAN SALE PRICE

\$225

PRICE / SQ FT

\$79.1K

MEDIAN HH INCOME

12,494

CITY POPULATION

Distance To

Downtown Atlanta **40 mi**
~50 min via GA-400

Hartsfield-Jackson Airport **45 mi**
~55 min

Lake Lanier **10 mi**
~20 min drive

Local Amenities

Cumming is the seat of booming Forsyth County. A new downtown City Center sits minutes from Lake Lanier, big mixed-use developments, and some of the newest neighborhoods in the metro.

- ✓ Cumming City Center: new downtown green, dining, and events
- ✓ The Collection at Forsyth and Halcyon mixed-use shopping
- ✓ Lake Lanier access for boating and beaches
- ✓ Sawnee Mountain Preserve for hiking and overlooks

Common Architecture



New-Construction Craftsman

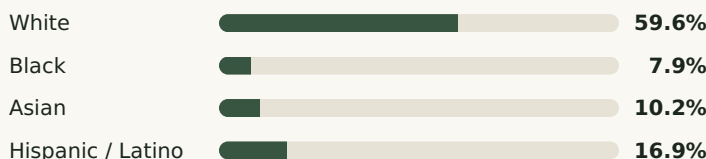
Recent master-planned homes with craftsman and modern-farmhouse fronts.



Traditional Two-Story

The default new-build in South Forsyth's subdivisions.

Who Lives Here

**37.8**

MEDIAN AGE

1998

MEDIAN YEAR BUILT

89.3

SCHOOL SCORE (CCRPI)

Forsyth Co. · GA avg 73.7

NOTABLE NEIGHBORHOODS

Vickery

South Forsyth

Castleberry

Sawnee

BEST FOR

Buyers who want new construction, Forsyth County schools, and lake access, and don't mind a GA-400 commute.

Relocating to Metro Atlanta? I help out-of-town buyers map neighborhoods, commutes, and price before they visit. Book a free Zoom consultation at livinginatlantateam.com.

**Living In
Atlanta
Team**