

Cumming Essentials

WELCOME HOME



POPULATION

10,175 (As of July 2024)

FOUNDED

1834 (Incorporated as a city since 1845)

LOCATED

Approx. 40 Miles North of Atlanta

AREA

7.23 Sq, (about 0.6% of the area, is covered by water - primarily Lake Lanier)

GREEN SPACE

Over 1,000 acres of green space, inviting you to connect with nature

WELCOME TO CUMMING: GEORGIA'S GATEWAY TO LAKE, LIFE, AND LEISURE

Located just 40 miles north of Atlanta, Cumming is a growing city that strikes a thoughtful balance between serene mountain views and suburban momentum. It's home to nearly 10,000 residents who value connection, community, and the freedom to stretch out—both figuratively and literally. Whether it's the scenic backdrop of Sawnee Mountain Preserve, the walkable charm of the Cumming City Center, or weekend escapes to Lake Lanier, Cumming invites a slower pace without sacrificing opportunity.

The city is anchored by award-winning public schools, top-tier medical care, and an entrepreneurial spirit that drives local business growth.

From family-friendly festivals to quiet trails and emerging dining spots, the lifestyle here feels refreshingly real. Neighbors wave, kids play until sunset, and professionals appreciate easy access to job hubs via GA-400.

With over 1,000 acres of public green space, a vibrant mix of housing options, and strong civic pride, Cumming has quickly become one of Forsyth County's most desirable places to call home. It's a city where families thrive, retirees settle in comfort, and newcomers find their rhythm among winding trails and welcoming faces.



Why People Love Living in Cumming

WHY?

- **Award-Winning Schools:** Part of the Forsyth County School District, consistently ranked in Georgia's top 5%, with standout schools like South Forsyth High and Alliance Academy for Innovation
- **Business-Friendly Growth:** A rising hub for healthcare, logistics, and professional services, with over 14,000 businesses and strong support from the Cumming-Forsyth Chamber of Commerce
- **Walkable Downtown:** The new Cumming City Center offers 75 acres of trails, pocket parks, boutique shops, and live music venues in a pedestrian-friendly setting
- **Outdoor Living:** With over 1,000 acres of public green space, including Sawnee Mountain Preserve and Big Creek Greenway, nature is always just steps away
- **Year-Round Events:** From the Cumming Country Fair & Festival to summer concerts, rodeos, and holiday markets, the calendar is packed with family-friendly fun
- **Culinary Scene:** A growing mix of local favorites like Tam's Backstage, Marie's Italian Deli, and Bā Bellies make Cumming a hidden gem for food lovers
- **Community Vibe:** Cumming blends small-town warmth with suburban energy—neighbors know each other, kids play outside, and newcomers feel welcome from day one

Georgia's Best, Right Here in Cumming!

EDUCATION & HEALTHCARE

Top-Rated Schools in Alpharetta

- **New Hope Elementary School** – known for strong academics (80% Math, 69% English), inclusive culture, and its SOAR mission program
- **Vickery Creek Elementary School** – 8/10 rating, known for student engagement
- **South Forsyth High School** – College Success Award winner
- **West Forsyth High School** – 8/10 rating, strong college prep and athletics
- **Alliance Academy for Innovation** – STEM-focused high school with career pathways
- **Pinecrest Academy** – A+ rated Catholic school with a strong academic and spiritual foundation
- **Fulton Science Academy** – Highly ranked private STEM school (PK-12) nearby in Alpharetta
- **Amana Academy** – Public charter school with a focus on environmental stewardship and global learning



Top Medical Facilities Near Alpharetta

- **Northside Hospital Forsyth** – Located in Cumming, ranked among America's 100 Best Hospitals for joint replacement and stroke care
- **Emory Johns Creek Hospital** – Just 10 miles away, recognized as one of America's 250 Best Hospitals
- **Children's Healthcare of Atlanta** – North Point – Pediatric specialty care nearby
- **Northside Hospital Cherokee** – Award-winning care for pulmonary and stroke treatment



INDUSTRY & BUSINESS

in Cumming!

Cumming is more than a commuter town—it's a growing hub for innovation, entrepreneurship, and small business success. Its location along GA-400 makes it a strategic base for professionals commuting to Atlanta, while still offering a strong local economy of its own.



Key Industries:

- Healthcare & Social Assistance – One of the largest and fastest-growing sectors in the area
- Professional & Technical Services – A rising number of firms in IT, consulting, and finance
- Retail & Hospitality – Anchored by The Collection at Forsyth and the Cumming City Center
- Manufacturing & Logistics – Supported by proximity to major highways and regional distribution centers

Business Climate:

- Over 14,000 businesses operate in Cumming, from boutique shops to national brands
- The city actively supports growth through job fairs, workforce development, and small business outreach
- The Cumming-Forsyth Chamber of Commerce offers resources, networking, and advocacy for local entrepreneurs



GETTING AROUND

Cumming offers the charm of a small town with surprisingly accessible transportation options. Located just off GA-400, it's a straight shot to Atlanta and neighboring cities like Alpharetta and Roswell. Most residents drive, but there are several convenient alternatives:

- Xpress Bus Route 400 & 401 – Connects Cumming Park-and-Ride to Downtown Atlanta and the Medical Center MARTA Station on weekdays
- Access Forsyth – A reservation-based public transit service for local trips, especially helpful for seniors and those with limited mobility
- Uber & Lyft – Widely available for local errands or airport runs (ATL is about 45 minutes away)
- Bike & Walk – The Big Creek Greenway offers a scenic, paved trail for biking, jogging, or walking through natural areas

Whether you're commuting or just exploring, getting around Cumming is simple and stress-free.

LOCAL THINGS TO DO

SIGHT-SEEING & ATTRACTIONS

Known for its scenic mountain views, lakefront parks, and growing downtown, Cumming offers a wide range of activities for every kind of explorer. Some of the most popular experiences include:

- Hiking to the Indian Seats at **Sawnee Mountain Preserve**
- Boating, swimming, and picnicking at **Mary Alice Park** on **Lake Lanier**
- Walking, biking, and wildlife spotting along the **Big Creek Greenway**
- Family fun at **Fowler Park, Central Park,** and the **Cumming Aquatic Center**
- Live theater and community events at **The Cumming Playhouse**
- Seasonal festivals like the **Cumming Country Fair & Festival**
- Indoor fun at **Stars and Strikes**—bowling, laser tag, and arcade games
- Shopping and dining at **The Collection at Forsyth** and **Cumming City Center**
- Trampoline dodgeball and ninja courses at **Launch Trampoline Park**
- Wildlife walks and trout feeding at **Buford Trout Hatchery**

Whether you're here for a weekend or planting roots, Cumming invites you to explore, recharge, and feel at home.

RESTAURANTS & ENTERTAINMENT

Local Eats

- **Tam's Backstage** – Upscale American fare tucked behind the historic Cumming Playhouse
- **Marie's Italian Deli** – Beloved for its sandwiches, pastas, and warm hospitality
- **Big D's BBQ** – A local staple for smoked meats and Southern sides
- **Nido Café** – Spanish-inspired brunch and tapas in a cozy, modern space
- **Rice Restaurant & Sushi Bar** – Fresh sushi and Thai dishes with a loyal following
- **Legends Distillery** – Award-winning vodka and bourbon, plus a tasting room and cocktails



Entertainment & Experiences:

- **Cumming City Center** – Boutique shopping, mini golf, live music at Lou Sobh Amphitheater, and local eateries
- **The Cumming Playhouse** – Historic venue for live theater, concerts, and community events
- **Warbington Farms** – Seasonal events like strawberry picking, corn mazes, and pumpkin patches
- **Lakewood 400 Antiques Market** – Monthly treasure hunt for vintage finds and collectibles

YOUR NEXT CHAPTER BEGINS IN CUMMING

 Cumming Real Estate Snapshot (as of May 2025)

- **Median Sale Price:** \$653,000 – up 25.5% year-over-year
- **Median Price per Sq Ft:** \$259
- **Avg. Property Taxes:** 1.06% -slightly above the national median of 1.02% yet lower than the Georgia state median of 1.08%.
- **Avg. Days on Market:** 57 days – longer than last year's 26-day average
- **Sale-to-List Price Ratio:** 97.3% – homes selling about 2.7% below asking
- **Market Type:** Somewhat Competitive – most homes receive 2 offers, but buyers have room to negotiate
- **Inventory:** ~1,200 homes for sale – with a 46% increase in sales activity year-over-year
- **Most Popular Inbound Markets:** New York, Los Angeles, and Washington, D.C.

Whether you're buying your first home, selling to move up (or downsize), or just curious about what your home might be worth in today's market, I'm here to help you make sense of it all.

As a local agent rooted in this community, I combine neighborhood insight with a strategic, no-pressure approach that puts your goals first. Let's turn local knowledge into smart moves.



REAL ESTATE

please come again!

THANK YOU!

Cumming isn't just a quiet retreat—it's a community built for connection, exploration, and lasting memories. From mountain views to lakeside weekends and a downtown filled with heart, this city blends natural beauty with everyday livability



Rob Sauthoff
Real Estate Agent



404.433.7329
robert.sauthoff@joinreal.com
welcomehomeliving.net

