

NEIGHBORHOOD REPORT

January 2018

This report charts the year-to-date sales activity of metro Atlanta's most popular neighborhoods, by school districts, and compares their sales activity to the metro area as a whole. Reporting sales activity for the year allows us to identify top-performing neighborhoods.

We compare sales data year-over-year instead of month-to-month because the real estate market experiences seasonal fluctuations that make month-to-month comparisons misleading. For example, June is the busiest closing month of the year, but February is traditionally one of the slowest. Therefore comparing market activity from the same month a year earlier provides a more accurate measure of the health of the housing market.

NUMBER
OF SALES

↑ 13%

AVERAGE
SALES PRICE

↑ 3%

ATLANTA HOUSING MARKET ACTIVITY | JANUARY 2018

SINGLE FAMILY HOME SALES 01/01/18 - 1/31/18 VS. 01/01/17 - 1/31/17	2018 Sales	2017 Sales	Diff	% Change	2018 Ave. Sales	2017 Ave. Sales	Diff	% Change
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	5	4	1	25%	\$1,139,000	\$691,375	\$447,625	65%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	6	4	2	50%	\$1,157,822	\$721,500	\$436,322	60%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	3	6	-3	-50%	\$1,171,677	\$1,304,833	(\$133,156)	-10%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	5	1	4	400%	\$890,960	\$1,750,000	(\$859,040)	-49%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	3	2	1	50%	\$1,406,833	\$1,482,500	(\$75,667)	-5%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	4	1	3	300%	\$1,167,500	\$1,175,000	(\$7,500)	-1%
Buckhead Southwest - Berkeley Park/Underwood Hills/E. Rivers Elem School (30318)	2	4	-2	-50%	\$599,500	\$604,975	(\$5,475)	-1%
Buckhead West - Fernleaf/Ridgewood Heights/Memorial Park/Springlake/Wildwood/Channing Valley/Morris Brandon Elementary (30318)	5	4	1	25%	\$819,282	\$642,750	\$176,532	27%
Buckhead West - Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	8	3	5	167%	\$1,138,019	\$1,185,333	(\$47,314)	-4%
ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALB COUNTIES)								
Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318)	6	8	-2	-25%	\$404,300	\$297,894	\$106,406	36%
Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)	3	5	-2	-40%	\$1,285,833	\$692,500	\$593,333	86%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	7	7	0	0%	\$840,768	\$851,857	(\$11,089)	-1%
ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PART OF ANOTHER CITY)								
Ashford Park/Ashford Park Elementary School (30319, 30341)	15	25	-10	-40%	\$684,300	\$645,652	\$38,648	6%
Historic Brookhaven/Sarah Smith Elementary School (30319)	1	0	1	100%	\$2,400,000	\$2,100,000	\$300,000	14%
Pine Hills/Sarah Smith Elementary School (30324)	3	2	1	50%	\$501,333	\$897,500	(\$396,167)	-44%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	3	1	2	200%	\$497,333	\$414,000	\$83,333	20%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	3	4	-1	-25%	\$553,333	\$464,838	\$88,495	19%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	7	5	2	40%	\$665,786	\$696,900	(\$31,114)	-4%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	9	12	-3	-25%	\$449,189	\$440,242	\$8,947	2%
North Atlanta - High Point/Lynwood Park/Murphy-Candler Park/Peachtree Golf Club/High Point Elementary School (30342, 30319)	13	4	9	225%	\$712,963	\$745,000	(\$32,037)	-4%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	5	4	1	25%	\$427,000	\$495,250	(\$68,250)	-14%
Smyrna /Norton Park Elementary School (30082)	7	3	4	133%	\$226,129	\$256,333	(\$30,204)	-12%
Historic Vinings/Teasley Elementary School (30339)	1	1	0	0%	\$535,000	\$524,500	\$10,500	2%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	124	110	14	13%	\$855,385	\$829,597	\$25,788	3%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	2,401	2,476	-75	-3%	\$319,420	\$296,619	\$22,801	8%

Data source: First Multiple Listing Service

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