

## NEIGHBORHOOD REPORT

February 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

1%

AVERAGE  
SALES PRICE

1%

## ATLANTA HOUSING MARKET ACTIVITY | FEBRUARY 2018

SINGLE FAMILY HOME SALES 01/01/18 - 2/28/18 VS. 01/01/17 - 2/28/17	2018 Sales	2017 Sales	Diff	% Change	2018 Ave. Sales	2017 Ave. Sales	Diff	% Change
<b>UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)</b>								
Fernleaf/Ridgewood Heights/Memorial Park/Springlake/Wildwood/Channing Valley/Morris Brandon Elementary (30318)	7	11	-4	-36%	\$624,141	\$641,697	(\$17,556)	-3%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	13	12	1	8%	\$1,155,340	\$1,096,417	\$58,923	5%
Westside Station/Berkeley Park/Underwood Hills/E. Rivers Elem School (30318)	9	9	0	0%	\$532,922	\$566,393	(\$33,471)	-6%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318)	16	23	-7	-30%	\$359,125	\$307,648	\$51,477	17%
<b>WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)</b>								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	5	4	1	25%	\$281,125	\$395,834	(\$114,709)	-29%
<b>BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)</b>								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	11	7	4	57%	\$967,784	\$712,854	\$254,930	36%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	10	9	1	11%	\$896,536	\$744,700	\$151,836	20%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	10	11	-1	-9%	\$1,236,477	\$1,561,027	(\$324,550)	-21%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	11	7	4	57%	\$1,007,814	\$1,285,425	(\$277,611)	-22%
Buckhead Northwest - West of I-75/ Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	3	4	-1	-25%	\$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)	11	3	8	267%	\$999,107	\$810,875	\$188,232	23%
<b>ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALB COUNTIES)</b>								
Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)	4	7	-3	-43%	\$1,212,917	\$882,500	\$330,417	37%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	16	14	2	14%	\$921,105	\$983,643	(\$62,538)	-6%
<b>ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PART OF ANOTHER CITY)</b>								
Ashford Park/Ashford Park Elementary School (30319, 30341)	34	43	-9	-21%	\$623,913	\$642,115	(\$18,202)	-3%
Historic Brookhaven/Sarah Smith Elementary School (30319)	2	0	2	100%	\$2,250,000	\$2,100,000	\$150,000	7%
Pine Hills/Sarah Smith Elementary School (30324)	5	4	1	25%	\$665,667	\$655,000	\$10,667	2%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	11	8	3	38%	\$545,323	\$397,675	\$147,648	37%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	3	5	-2	-40%	\$553,333	\$592,419	(\$39,086)	-7%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	8	11	-3	-27%	\$607,893	\$675,429	(\$67,536)	-10%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	23	28	-5	-18%	\$463,333	\$447,642	\$15,691	4%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	25	17	8	47%	\$658,495	\$701,522	(\$43,027)	-6%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	34	28	6	21%	\$619,839	\$626,427	(\$6,588)	-1%
<b>SMYRNA/VININGS - COBB COUNTY</b>								
Smyrna/Nickajack Elementary School (30080)	14	16	-2	-13%	\$415,417	\$468,321	(\$52,904)	-11%
Smyrna/Norton Park Elementary School (30082)	17	16	1	6%	\$210,235	\$252,669	(\$42,434)	-17%
Historic Vinings/Teasley Elementary School (30339)	3	6	-3	-50%	\$760,000	\$755,245	\$4,755	1%
<b>TOTALS</b>								
<b>HATCH NEIGHBORHOOD REPORT TOTALS</b>	<b>305</b>	<b>303</b>	<b>2</b>	<b>1%</b>	<b>\$868,464</b>	<b>\$860,260</b>	<b>\$8,204</b>	<b>1%</b>
<b>FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett</b>	<b>5,223</b>	<b>5,190</b>	<b>33</b>	<b>1%</b>	<b>\$322,128</b>	<b>\$297,172</b>	<b>\$24,956</b>	<b>8%</b>

Data source: First Multiple Listing Service

Brought to you by Michelle Hatch, REALTOR® and Pricing Strategy Advisor | (404) 219-5968 | hello@michellehatchrealtor.com  
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