

NEIGHBORHOOD REPORT

March 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
 4%
AVERAGE
SALES PRICE
 9%

ATLANTA HOUSING MARKET ACTIVITY | MARCH 2018

SINGLE FAMILY HOME SALES 01/01/18 - 3/31/18 VS. 01/01/17 - 3/31/17	2018 Sales	2017 Sales	Diff	% Change	2018 Ave. Sales	2017 Ave. Sales	Diff	% Change
UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)								
Fernleaf/Ridgewood Heights/Memorial Park/Springlake/Wildwood/Channing Valley/Morris Brandon Elementary (30318)	16	16	0	0%	\$632,687	\$605,024	\$27,663	5%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	23	23	0	0%	\$970,433	\$1,072,455	(\$102,022)	-10%
Westside Station/Berkeley Park/Underwood Hills/E. Rivers Elem School (30318)	12	15	-3	-20%	\$554,059	\$518,362	\$35,697	7%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318)	32	39	-7	-18%	\$353,181	\$306,796	\$46,385	15%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	9	11	-2	-18%	\$319,958	\$380,865	(\$60,907)	-16%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	19	17	2	12%	\$946,043	\$695,749	\$250,294	36%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	19	20	-1	-5%	\$933,043	\$682,209	\$250,834	37%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	22	20	2	10%	\$1,294,401	\$1,513,623	(\$219,222)	-14%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	17	15	2	13%	\$968,431	\$1,119,013	(\$150,582)	-13%
Buckhead Northwest - West of I-75/ Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	5	5	0	0%	\$2,083,111	\$1,416,667	\$666,444	47%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	14	11	3	27%	\$855,405	\$716,475	\$138,930	19%
ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALB COUNTIES)								
Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)	7	11	-4	-36%	\$1,411,389	\$912,292	\$499,097	55%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	24	29	-5	-17%	\$920,860	\$974,018	(\$53,158)	-5%
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)	64	81	-17	-21%	\$622,616	\$625,245	(\$2,629)	0%
Historic Brookhaven/Sarah Smith Elementary School (30319)	3	2	1	100%	\$1,730,833	\$1,285,000	\$445,833	35%
Pine Hills/Sarah Smith Elementary School (30324)	10	5	5	100%	\$706,604	\$721,667	(\$15,063)	-2%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	23	23	0	0%	\$549,843	\$471,350	\$78,493	17%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	12	13	-1	-8%	\$440,479	\$650,003	(\$209,524)	-32%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	24	26	-2	-8%	\$645,214	\$672,453	(\$27,239)	-4%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	45	58	-13	-22%	\$470,254	\$470,754	(\$500)	0%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	43	37	6	16%	\$678,735	\$683,786	(\$5,051)	-1%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	61	44	17	39%	\$634,733	\$624,328	\$10,405	2%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	25	26	-1	-4%	\$459,975	\$452,964	\$7,011	2%
Smyrna/Norton Park Elementary School (30082)	29	25	4	16%	\$243,428	\$228,713	\$14,715	6%
Historic Vinings/Teasley Elementary School (30339)	4	11	-7	-64%	\$715,000	\$758,063	(\$43,063)	-6%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	562	583	-21	-4%	\$805,629	\$742,315	\$633,314	9%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	9,206	13,223	-4017	-30%	\$330,316	\$306,640	\$23,676	8%

Data source: First Multiple Listing Service

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