

NEIGHBORHOOD REPORT

April 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
 2%
AVERAGE
SALES PRICE
 5%

ATLANTA HOUSING MARKET ACTIVITY | APRIL 2018

SINGLE FAMILY HOME SALES 01/01/18 - 4/30/18 VS. 01/01/17 - 4/30/17	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)	21	24	-3	-13%	\$617,015	\$641,440	(\$24,425)	-4%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	32	31	1	3%	\$977,991	\$1,080,180	(\$102,189)	-9%
Westside Station/Berkeley Park/Underwood Hills/E. Rivers Elem School (30318)	18	19	-1	-5%	\$547,898	\$524,528	\$23,370	4%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318)	43	51	-8	-16%	\$356,975	\$321,913	\$35,062	11%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	10	14	-4	-29%	\$336,219	\$369,566	(\$33,347)	-9%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	31	28	3	11%	\$938,533	\$711,702	\$226,831	32%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	28	27	1	4%	\$939,782	\$769,425	\$170,357	22%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	36	28	8	29%	\$1,371,337	\$1,455,796	(\$84,459)	-6%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	24	25	-1	-4%	\$843,235	\$1,047,985	(\$204,750)	-20%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	7	7	0	0%	\$1,913,583	\$1,498,125	\$415,458	28%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	17	19	-2	-11%	\$765,220	\$727,502	\$37,718	5%
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)	9	16	-7	-44%	\$1,468,542	\$1,005,469	\$463,073	46%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	38	42	-4	-10%	\$929,186	\$973,469	(\$44,283)	-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)	99	108	-9	-8%	\$623,206	\$601,204	\$22,002	4%
Historic Brookhaven/Sarah Smith Elementary School (30319)	8	3	5	100%	\$1,622,005	\$1,681,250	(\$59,245)	-4%
Pine Hills/Sarah Smith Elementary School (30324)	17	11	6	55%	\$728,953	\$701,682	\$27,271	4%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	32	37	-5	-14%	\$562,950	\$481,435	\$81,515	17%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	18	19	-1	-5%	\$522,859	\$604,086	(\$81,227)	-13%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	39	38	1	3%	\$636,772	\$655,433	(\$18,661)	-3%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	75	92	-17	-18%	\$482,659	\$471,260	\$11,399	2%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	62	51	11	22%	\$684,929	\$681,695	\$3,234	0%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	74	74	0	0%	\$625,727	\$617,498	\$8,229	1%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	40	35	5	14%	\$477,475	\$459,487	\$17,988	4%
Smyrna/Norton Park Elementary School (30082)	42	32	10	31%	\$253,444	\$225,774	\$27,670	12%
Historic Vinings/Teasley Elementary School (30339)	8	15	-7	-47%	\$909,625	\$848,710	\$60,915	7%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	828	846	-18	-2%	\$805,445	\$766,265	\$39,180	5%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	13,279	13,223	56	0%	\$337,150	\$314,143	\$23,007	7%

Data source: First Multiple Listing Service

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

View other reports online at MichelleHatch.REALTOR.

If your home is currently listed with another real estate firm, this is not intended as a solicitation. Equal Housing Opportunity.

