

NEIGHBORHOOD REPORT

May 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.

NUMBER
OF SALES

2%

AVERAGE
SALES PRICE

7%

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.

ATLANTA HOUSING MARKET ACTIVITY | MAY 2018

SINGLE FAMILY HOME SALES 01/01/18 - 5/31/18 VS. 01/01/17 - 5/31/17	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)	27	35	-8	-23%	\$619,466	\$672,539	(\$53,073)	-8%
Castlewood/Hanover West/Margaret Mitchell/Wildwood/West Peachtree Battle/Morris Brandon Elementary (30327)	40	44	-4	-9%	\$1,017,188	\$1,113,455	(\$96,267)	-9%
Westside Station/Berkeley Park/Underwood Hills/E. Rivers Elem School (30318)	22	26	-4	-15%	\$541,769	\$525,467	\$16,302	3%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Whittier Mill/Bolton Academy Elem (30318)	57	64	-7	-11%	\$365,792	\$326,830	\$38,962	12%
WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	16	20	-4	-20%	\$352,275	\$359,516	(\$7,241)	-2%
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	43	39	4	10%	\$970,197	\$729,871	\$240,326	33%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	41	34	7	21%	\$989,074	\$768,325	\$220,749	29%
Buckhead North - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	43	38	5	13%	\$1,373,733	\$1,450,823	(\$77,090)	-5%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	40	37	3	8%	\$849,632	\$1,010,428	(\$160,796)	-16%
Buckhead Northwest - West of I-75/Ridgewood/Rivermead/Garraux/Cloudland/Warren T. Jackson Elementary School (30327)	10	12	-2	-17%	\$1,930,202	\$1,511,600	\$418,602	28%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	22	21	1	5%	\$796,416	\$679,327	\$117,089	17%
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)	17	19	-2	-11%	\$1,463,308	\$1,041,875	\$421,433	40%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	53	61	-8	-13%	\$926,491	\$986,152	(\$59,661)	-6%
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)	126	140	-14	-10%	\$658,254	\$609,958	\$48,296	8%
Historic Brookhaven/Sarah Smith Elementary School (30319)	8	6	2	100%	\$1,622,005	\$1,593,367	\$28,638	2%
Pine Hills/Sarah Smith Elementary School (30324)	19	17	2	12%	\$775,663	\$713,159	\$62,504	9%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary (parts of 30033, 30345)	51	50	1	2%	\$557,296	\$497,030	\$60,266	12%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary (30030)	26	29	-3	-10%	\$651,075	\$622,297	\$28,778	5%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary (30307, 30030, 30033)	55	55	0	0%	\$669,985	\$725,742	(\$55,757)	-8%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools (30338, 30350)	110	126	-16	-13%	\$487,378	\$476,244	\$11,134	2%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School (30342, 30319)	86	70	16	23%	\$691,713	\$690,379	\$1,334	0%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School (30342, 30319)	103	102	1	1%	\$628,822	\$623,110	\$5,712	1%
SMYRNA/VININGS - COBB COUNTY								
Smyrna/Nickajack Elementary School (30080)	57	54	3	6%	\$489,154	\$466,562	\$22,592	5%
Smyrna/Norton Park Elementary School (30082)	55	40	15	38%	\$249,484	\$219,694	\$29,790	14%
Historic Vinings/Teasley Elementary School (30339)	15	23	-8	-35%	\$895,157	\$826,543	\$68,614	8%
TOTALS								
HATCH NEIGHBORHOOD REPORT TOTALS	1,142	1,162	-20	-2%	\$822,861	\$769,612	\$53,249	7%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	18,122	18,023	99	1%	\$343,111	\$320,394	\$22,717	7%

Data source: First Multiple Listing Service

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